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2	CITY COUNCIL MEETING
3	CITY OF GLEN COVE
4	PUBLIC HEARING
5	NASSAU COUNTY, NEW YORK
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16	Glen Cove City Hall 9 Glen Street
17	Glen Cove, New York May 14, 2024
18	7:30 P.M.
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25	TRANSCRIPT OF PROCEEDINGS

APPEARANCES: MAYOR PAMELA D. PANZENBECK COUNCILMAN KEVIN P. MACCARONE COUNCILMAN MICHAEL KTISTAKIS COUNCILWOMAN DANIELLE FUGAZY SCAGLIOLA COUNCILMAN GRADY FARNAN COUNCILWOMAN MARSHA SILVERMAN COUNCILMAN JOHN F. ZOZZARO TIP HENDERSON, ESQ, Board Counsel TINA PEMBERTON, City Clerk FRANK FISH, BFJ Planning EMILY TOLBERT, BFJ Planning MICHELE GILMAN, BFJ Planning ANN FANGMANN Glen Cove Community Development Agency (CDA) JOCELYN WENK Glen Cove Community Development Agency (CDA)

1	MAY 14, 2024
2	MAYOR PANZENBECK: Please take a seat as
3	we are about to begin our May 14th City Council
4	meeting. Take a seat.
5	We are ready to begin, and at this time,
6	I would like to call upon Sergeant Brian Miller to
7	lead us in the Pledge of Allegiance.
8	I hope you know it, Brian.
9	Everybody stand and please face the
10	flag.
11	(WHEREUPON, the Pledge of Allegiance was
12	recited.)
13	MAYOR PANZENBECK: Will the Clerk please
14	call the roll?
15	MS. PEMBERTON: Councilman Zozzaro?
16	COUNCILMAN ZOZZARO: Here.
17	MS. PEMBERTON: Councilwoman Silverman?
18	COUNCILWOMAN SILVERMAN: Here.
19	MS. PEMBERTON: Councilman Farnan?
20	COUNCILMAN FARNAN: Present.
21	MS. PEMBERTON: Councilwoman Fugazy
22	Scagliola?
23	COUNCILWOMAN FUGAZY SCAGLIOLA: Here.
24	MS. PEMBERTON: Councilman Ktistakis?
25	COUNCILMAN KTISTAKIS: Here.

1	MAY 14, 2024
2	MS. PEMBERTON: Councilman Maccarone?
3	COUNCILMAN MACCARONE: Here.
4	MS. PEMBERTON: Mayor Panzenbeck?
5	MAYOR PANZENBECK: I'm here.
6	Will the Clerk please read tonight's
7	announcements?
8	(WHEREUPON, announcements were read.)
9	(WHEREUPON, police nominations were
10	enacted.)
11	MAYOR PANZENBECK: Okay, good evening,
12	we're going to proceed with the meeting, and I would
13	just like to announce that Public Hearing B, to
14	discuss amending Chapter 109, Boats, Docks and
15	Waterways of the City of Glen Cove code will be
16	adjourned until May 28th of 2024. At this time, the
17	attorneys are still working on language for the code
18	amendment. The public hearing will be adjourned
19	till the May 28th, 2024 Council meeting.
20	Good night, ladies and gentlemen, police
21	officers. Good night.
22	Public Hearing A. You can leave, you
23	don't have to stay. You can leave, you can stay,
24	you can leave or stay.
25	The parents of the newly appointed

1 MAY 14, 2024

- 2 police officers may leave but they may stay as well;
- 3 okay?
- 4 Public Hearing A. To discuss the
- 5 proposed City of Glen Cove Smart Growth
- 6 Comprehensive Plan with Sustainability Elements.
- Good evening, and thank you for
- 8 attending the City Council meeting and Comprehensive
- 9 Plan public hearing.
- 10 Glen Cove has been working on updating
- 11 our Comprehensive Plan for the past year. The draft
- 12 plan is available for review on the project's
- 13 website, www.GlenCoveComprehensivePlan.com.
- 14 This evening, we have here with us the
- 15 project consultants from BFJ Planning, Frank Fish
- 16 and Emily Tolbert, Ann Fangmann and Jocelyn Wenk
- 17 from the Glen Cove Community Development Agency,
- 18 which has been helping with the plan which is
- 19 largely funded through state grants, and a
- 20 stenographer is present to record public comments.
- 21 Throughout the planning process, the
- 22 city has welcomed public input through workshops,
- 23 meetings, a survey, public hearings, and more.
- 24 Tonight's hearing is another opportunity for you to
- 25 provide comments on the draft plan before Council

- 1 MAY 14, 2024
- 2 considers adoption.
- Before we begin, I'd like to go over the
- 4 rules for tonight's hearing. When you come to the
- 5 podium, please state your name and address. Please
- 6 limit your comments to three minutes or less to give
- 7 other residents the opportunity to speak. If you
- 8 would like to speak more than once, please wait
- 9 until everyone else has had a chance to speak first.
- 10 The hearing has been opened 30-plus
- 11 days, and I plan to close this public hearing
- 12 tonight. Therefore, I strongly encourage any
- 13 members of the public here tonight with a comment on
- 14 the Comprehensive Plan to approach the podium before
- 15 the hearing is through.
- 16 I will now turn the floor over to Frank
- 17 Fish, principal at BFJ Planning, to outline the
- 18 accomplishments to date with the Comprehensive Plan,
- 19 and thank you again for attending this evening.
- MR. FISH: Good evening, I'm Frank Fish
- 21 with BFJ Planning, and I just want to point out to
- 22 you, I hope everyone has it, we printed about 100 of
- 23 these, I hope you all have the little summary, and
- 24 I'm just going to actually go over that summary as a
- 25 brief introduction so that I'm only going to take

- 1 MAY 14, 2024
- 2 three or four minutes. So because tonight is to
- 3 hear all of you, and that's the message, really, of
- 4 the front page. You notice our name's not on the
- 5 front page, the front page is the Council and the
- 6 Core Working Group Committee, plus another 50 people
- 7 that were -- advised us.
- 8 So this plan needs to be your plan, and
- 9 that's what tonight is about. To hear your comments
- 10 on the Comprehensive Plan so that when we meet with
- 11 the Council again -- I can't believe I didn't turn
- 12 this off. Sorry, but I'll get it off. When we meet
- 13 with the Council again on the Comprehensive Plan,
- 14 we'll be able to take all of your comments into
- 15 consideration, and then we will make one final draft
- 16 based upon the Council comments for the Council
- 17 adoption.
- So again, that's why the front page is
- 19 this way, to credit all those who have worked so
- 20 hard on the plan, and again, it would be adopted on
- 21 your behalf, as state law provides, by the Council,
- 22 and then inside there's just a page, on the
- 23 left-hand side if you open it up, just on the public
- 24 engagement just to remind everybody, I think the
- 25 Council, the mayor and staff have really created a

1 MAY 14, 2024

- 2 set of public engagements here. You can see those
- 3 public workshops, an additional senior center
- 4 meeting, a survey, outreach to about 33 different
- 5 department heads and other stakeholders, and then
- 6 these two hearings, one that's already been had as
- 7 the mayor mentioned, and then this second hearing
- 8 this evening, and there's a vision statement here,
- 9 I'm not going to read it all, you've seen it before,
- 10 but it's the vision statement for the plan that was
- 11 developed based upon the public outreach, and then
- 12 finally, the project timeline. This started -- this
- 13 was supposed to be a year to 14-month plan. We
- 14 actually started probably in April of last year, but
- 15 as you can see here, it goes from May to June of
- 16 this year.
- So after this, again, we will meet with
- 18 the Council, and then we will go over any changes,
- 19 any final changes to the plan, and Councilmembers
- 20 have already given us more direction and more
- 21 comments.
- 22 So with your comments tonight, that
- 23 would end the public involvement process, and then
- 24 Council will make their decisions, and just for
- 25 your -- just briefly, the plan outline, it's nine

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1 MAY 14, 2024
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- 2 chapters that at these different meetings we've been
- 3 going over. Those nine chapters, they cover all of
- 4 the sort of suggestions of state law.
- 5 So we think that you do have a
- 6 Comprehensive Plan that meets the, I should say, the
- 7 state co-sponsors of this that helped fund it that
- 8 are on the front page, and that's the Department of
- 9 Environmental Conservation and DOS, Department of
- 10 State.
- 11 So I think it meets all of the
- 12 requirements, rights, that are in the state in the
- 13 Comprehensive Plan.
- So with that, I'm going to turn it back
- 15 to the mayor and open it for public comment.
- MAYOR PANZENBECK: Okay, thank you,
- 17 Frank, and Frank has worked very hard and stayed on
- 18 schedule, and we thank you for that Frank and his
- 19 team and ladies.
- 20 Are there any comments from the public
- 21 at this time?
- Okay, please come up. I know your name
- 23 and your address but you have to state it anyway.
- MS. O'SULLIVAN: Hello, my name is Marie
- 25 O'Sullivan, I live on 77 New Woods Road. I live at

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MAY 14, 2024
 1
    77 New Woods Road in Glen Cove.
 2
                 I have -- the plan looks great.
 3
     covers a lot, you know, I love the environmental
 4
     factors, the downtown factors, the transit hubs.
 5
                 My question is, you know, they remain
 6
     general because we need to, but how do -- how are we
 7
 8
     going to decide? What are the factors that are
 9
     going to decide the priorities? So is it going to
10
     be a playhouse downtown or is it going to be a
     skating park or an arcade? How will you make those
11
     decisions? What's the process or the factors
12
13
     involved?
14
                 Thank you.
15
                 MAYOR PANZENBECK: Thank you, thank you.
                 Next?
16
                 Yeah, well, no, these are just
17
     suggestions. You're asking for all of those things,
18
     you'd like to know which would be a priority?
19
20
                 MS. O'SULLIVAN: I'm asking how you come
21
     to the decision, how you -- how you come to the
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24 MAYOR PANZENBECK: So --

22

23

MS. O'SULLIVAN: Do you put out a

come to decide what the priorities are?

decision. What's the decision-making process to

1 MAY 14, 2024

- 2 request for proposals, and then there might be
- 3 somebody --
- 4 COUNCILMAN MACCARONE: No, no. So
- 5 mayor, mayor, can I just answer this?
- 6 So ma'am, to answer your question, these
- 7 are suggestions for, like, changing zones. For
- 8 instance, we don't have the authority to take
- 9 someone's property that's private property and build
- 10 something. These are suggestions for things that
- 11 we'd like to see downtown and to incorporate into
- 12 future zoning changes that would allow for things
- 13 like that. For instance, we don't have the
- 14 authority to go across the street and say we want to
- 15 knock this building down and build a skating rink or
- 16 a playhouse. It would be a private organization
- 17 coming in with a business model, a business plan,
- 18 saying this is what we want to do.
- What we're trying to do here is, we're
- 20 trying to incorporate feedback from what people
- 21 would like to see and where they'd like to see it so
- 22 that we can change our zones or tweak our zoning
- 23 codes accordingly. That would make it easier for
- 24 those things to come about.
- 25 MAYOR PANZENBECK: Right.

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1 MAY 14, 2024
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- 2 COUNCILMAN MACCARONE: So to answer your
- 3 question in short, we don't decide what goes on
- 4 private property.
- 5 MAYOR PANZENBECK: Yeah, let Ann talk.
- 6 MS. PEMBERTON: Can you come to the
- 7 microphone; please? So everyone can hear you.
- 8 MS. O'SULLIVAN: No, I understand what
- 9 you're saying but they're so -- but I also trust
- 10 that the City Council, and the various agencies will
- 11 help guide what it is that we need in town in the
- 12 sense of, if we want a playhouse, to -- that we
- 13 would then look at producers or people who do that.
- 14 If we want a skate park, we will look for people who
- 15 do that, and so how is -- how will you decide what
- 16 are the priorities that we should be encouraging in
- 17 town?
- 18 MAYOR PANZENBECK: We would like all of
- 19 those things. We welcome anything that someone
- 20 would like to bring here. It's just, we don't do
- 21 it. Our site people will come in and approach us
- 22 and do that. That's really, I think, what Kevin --
- MS. O'SULLIVAN: So if you had both
- 24 somebody come in to say that they wanted to put in a
- 25 bowling alley, somebody else wanted to put in a

- 1 MAY 14, 2024
- 2 skate park. How would you decide that one person
- 3 has a parcel over here, somebody else has a similar
- 4 parcel. What would you --
- 5 MAYOR PANZENBECK: Well, usually, that
- 6 person will find the parcel and come to us and say,
- 7 I'd like to put in a skate park here. It isn't like
- 8 we own all the property. Usually, they go out to a
- 9 business owner, a property owner, and look to put a
- 10 business there.
- MS. O'SULLIVAN: Okay, so we're not
- 12 soliciting particular interests, or you know, to
- 13 fill that, you know an entertainment magnet
- 14 downtown.
- MAYOR PANZENBECK: We're always looking
- 16 for --
- MS. O'SULLIVAN: Okay.
- 18 MAYOR PANZENBECK: -- opportunities.
- MS. O'SULLIVAN: Thank you.
- 20 MAYOR PANZENBECK: Okay, thank you,
- 21 Marie.
- MS. FANGMANN: If you don't mind, I'd
- 23 like to just add a little to everything that's been
- 24 said by the City Councilmembers. I'm Ann Fangmann
- 25 with the Glen Cove CDA.

1	MAY	14,	2024

- The plan itself is a framework document
- 3 which means that there's recommendations in the plan
- 4 that go from zoning recommendations, to
- 5 environmental considerations, to transportation
- 6 considerations. It's not so much that those
- 7 interests are competing with one another. Those are
- 8 recommendations in the framework of the plan that
- 9 later the city Council will choose to implement or
- 10 not based on their priorities, and also, market
- 11 conditions. Who might be interested in putting
- 12 particular uses in the downtown. Like for instance,
- 13 if we have a plan recommendation that we'd like to
- 14 see a cultural hub in the downtown, that would
- 15 provide a better framework for somebody at a later
- 16 date who actually wants to put that use in the
- 17 downtown, and if there were any funding
- 18 opportunities available for that type of use, as
- 19 well.
- Thank you.
- 21 MAYOR PANZENBECK: Next?
- 22 Please come up, and state your name and
- 23 address.
- MR. SMITH: Richard Smith, School
- 25 Street, Glen Cove.

1	MAY 14, 2024		
2	I just thought I might mention		
3	something. I haven't heard the term lately here,		
4	but there's a term that we used quite a bit in Glen		
5	Cove called the Queensification of Glen Cove, and		
6	that was years ago before the massive amount of		
7	construction and housing which is being built and		
8	has been built already, and in the brochure that I		
9	just saw, it mentioned something about reducing the		
10	traffic congestion. Well, you can't reduce traffic		
11	congestion if you keep adding more people and all		
12	the other things that would make a great city, a		
13	great city.		
14	What we have here are people moved out		
15	here from Queens and the city to a nice suburban		
16	community which was free of congestion and		
17	overcrowding, and all that seems to be going on		
18	lately is more and more construction and buildings		
19	that we don't need and cars that we don't need and		
20	traffic we don't need. It's just ridiculous, and I		
21	think you ought to put a stop to it anytime soon,		
22	like now.		
23	MAYOR PANZENBECK: Thank you.		
24	Next?		

City of Glen Cove City Council Meeting - Public Hearing

Please come up.

1	1	MAY	14.	2024

- 2 MS. PINILLA: Good evening, my name is
- 3 Connie Pinilla, I live in Gruber Drive, Glen Cove.
- 4 I'm also the president of the North Shore Hispanic
- 5 Chamber of Commerce.
- I just want to thank everybody for an
- 7 incredible robust plan that you have done. Just one
- 8 simple comment that I did have that I didn't see,
- 9 perhaps I missed it, but it regards -- it's
- 10 regarding the zoning and what's allowed and what's
- 11 not.
- 12 Currently, I believe that's there's no
- 13 prohibition for allowing two businesses of the same
- 14 kind right next to each other, and quite honestly,
- 15 as the president of the chamber, I think all of our
- 16 goals are to let these businesses flourish.
- So if you have a business coming in and
- 18 putting in, for example, a deli, puts in lots of
- 19 capital to make it work because there's no other
- 20 deli on the block, and then five months later, the
- 21 town allows for a second deli next to it. I think
- 22 it's quite unfair for that business, and I think
- 23 that there should be some consideration within the
- 24 code so that's no longer allowed.
- 25 MAYOR PANZENBECK: Thank you, Connie,

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1 MAY 14, 2024
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- 2 thank you.
- 3 Who's next?
- 4 Okay, Grace?
- 5 MS. SLEZAK: Grace Slezak, Rooney Court,
- 6 Glen Cove.
- 7 The Comprehensive Plan is a declaration
- 8 of policy. It's not equivalent to a master plan; is
- 9 that correct? Or are you using it interchangeably?
- 10 A comprehensive is equivalent to a master plan?
- 11 MAYOR PANZENBECK: No, no. Let Frank
- 12 answer that.
- MR. FISH: I can answer that in terms of
- 14 how the state law sort of morphed into what it is.
- They used to call it a comprehensive
- 16 plan, it used to be known as a master plan in many
- 17 cases, and finally, the legislature, and by the way,
- 18 when it was known as a master plan, the Planning
- 19 Board was the board who adopted it, and I think it
- 20 was about 20 years ago, maybe 25, they amended the
- 21 law. They dropped the word master plan. They've
- 22 called it a comprehensive plan in the state
- 23 legislation since then and only the elected
- 24 officials can now adopt that plan.
- But essentially, when you read the state

- 1 MAY 14, 2024
- 2 legislation, the two are the same, the master plan
- 3 and the comprehensive plan.
- 4 MS. SLEZAK: Thank you.
- 5 So we're using comprehensive plan and
- 6 master plan as equivalent terminology; correct.
- 7 MR. FISH: Yes.
- 8 MS. SLEZAK: Okay, thank you.
- 9 The master plan of 2010 devoted a great
- 10 deal of attention to the waterfront, the Glen Cove
- 11 Mansion, the villa and overlay zones. I've been
- 12 reading through this comprehensive master plan, and
- 13 I would like to know more specifically, what changes
- 14 are there from the 2010 plan to this plan? Because
- 15 it's over 200 and some odd pages, and quite
- 16 honestly, I haven't gotten through the entire word
- 17 by word yet, but it's more generalization
- 18 terminology than specifications. So I'd like to
- 19 know, since the previous plan had more specifics,
- 20 what are the specific changes that are in this plan?
- MS. FANGMANN: Ms. Slezak, I'd like to
- 22 address that briefly, and then others may have some
- 23 comments.
- 24 In the 2009 plan, the 2009 plan, and
- 25 then I believe that there were some code amendments

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1 MAY 14, 2024
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- 2 subsequent to that in 2010. My understanding is
- 3 that the 2009 plan was done with very specific
- 4 projects in mind. That being said, that was
- 5 somewhat criticized, after the fact, that the plan
- 6 should not have spent so much time making very
- 7 specific zoning recommendations that then were,
- 8 let's call it easier to enact, right, as a result of
- 9 the plan.
- 10 I feel this time around, in coordination
- 11 with the Core Working Group and in coordination with
- 12 City Council, and the Comprehensive Planning
- 13 Committee, a decision was made to not put that
- 14 degree of spec -- you know, of specific zoning
- 15 recommendations into the plan, that any new projects
- 16 that come before any of the boards should be
- 17 evaluated at that time. They shouldn't be, let's
- 18 say, fast-tracked in the Comprehensive Plan.
- 19 So I know that that was something that
- 20 was brought to our attention very early on. I know
- 21 that we were very sensitive to that from the very
- 22 beginning. So this plan was done in a different
- 23 manner, and that was very specific because I believe
- 24 that the city Council and those that were involved
- 25 with putting the plan together, in addition to what

- 1 MAY 14, 2024
- 2 we heard from the public, did not want that degree
- 3 of specific projects being addressed in the plan,
- 4 and I know -- I don't know if anyone has -- wants to
- 5 speak on that as well, but that's why we took that
- 6 direction.
- 7 MS. SLEZAK: Okay, thank you.
- 8 COUNCILWOMAN SILVERMAN: And if you
- 9 don't mind, I'd just like to add to that, and thank
- 10 you, Ann, because we've had a lot of discussions on
- 11 this point.
- So the plan of 2009, in my opinion, was
- 13 kind of done backwards. As Ann mentioned, it was --
- 14 there were specific applications in front of
- 15 agencies in the city, and then the plan was built to
- 16 basically build those into our zoning, and what that
- 17 did was actually circumvent the standard zoning
- 18 process.
- So by getting the overlay zones through
- 20 the master plan code amendments, that's where, and
- 21 Grace, I think you are familiar with this.
- MS. SLEZAK: Yeah.
- 23 COUNCILWOMAN SILVERMAN: There was no
- 24 specific notice and no specific SEQRA on those
- 25 projects --

1	MAY 14, 2024		
2	MS. SLEZAK: Rīght.		
3	COUNCILWOMAN SILVERMAN: until after		
4	they were the zoning was already changed. So by		
5	doing it this way, where it's general, the SEQRA		
6	that is done for this general plan, there's no SEQRA		
7	yet for any specific zoning so that when projects		
8	come up, and if it fits within the plan, our		
9	agencies can say, hey, that's a good idea, it fits		
10	within our plan, and it might revitalize our		
11	downtown or it fits within our communities. That's		
12	the purpose of the plan. But then there will be		
13	site specific SEQRA which we missed when the code		
14	amendments were changed through the 2009 plan.		
15	So this plan will not, or is really		
16	trying not to, circumvent standard zoning and		
17	planning procedures that are there for a purpose, to		
18	protect the community. So that's the difference.		
19	MS. SLEZAK: Mm-hmm.		
20	COUNCILWOMAN SILVERMAN: And I think		
21	it's a good difference because the generalizations		
22	set the framework, as was already stated, but they		
23	don't give specific changes of zones without		

Does that help?

site-specific SEQRA.

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1 MAY 14, 2024
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- 2 MS. SLEZAK: Very much so.
- 3 COUNCILWOMAN SILVERMAN: Thank you.
- 4 MS. SLEZAK: And I agree totally
- 5 because, as you all know, I was very involved,
- 6 fighting a lot of the overlay zone situations
- 7 that --
- 8 MAYOR PANZENBECK: But any new plan will
- 9 have to go in front of the Zoning Board or a
- 10 Planning Board. Nothing is automatic. This is just
- 11 a framework, that's all that it really is.
- 12 MS. SLEZAK: So I wanted to know how
- 13 much did we actually, we, the town of Glen Cove, the
- 14 City of Glen Cove, receive in order to do this
- 15 Comprehensive Plan?
- 16 MAYOR PANZENBECK: It's a -- you mean
- 17 the grant? The grant was \$2,000-- \$200,000 from the
- 18 state.
- 19 MS. SLEZAK: 200,000?
- MS. FANGMANN: We received 150,000,
- 21 there was a \$50,000 match in cash, and then there
- 22 was a \$50,000 in-kind match from city staff and
- 23 agencies. So the Department of State gave us
- 24 \$100,000, and the Department of Environmental
- 25 Conservation gave us \$50,000. We matched that with

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1 MAY 14, 2024
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- 2 \$50,000, and we also are providing a \$50,000 in-kind
- 3 contribution.
- MS. SLEZAK: Okay, so I did want to know
- 5 where did the money get distributed? To whom? And
- 6 I know it went, of course, to the consulting firm.
- 7 MAYOR PANZENBECK: To the consulting
- 8 firm.
- 9 MS. SLEZAK: Where else did it go?
- MS. FANGMANN: It went -- it went 100
- 11 percent to the consulting firm.
- 12 MAYOR PANZENBECK: Consulting firm.
- MS. FANGMANN: So when we approved BFJ's
- 14 contract, BFJ's contract was for \$200,000 which is
- 15 made up of the the grant funding plus the city's
- \$50,000 cash match and then the \$50,000 of in-kind
- 17 contributions documenting our staff time for the
- 18 state.
- MS. SLEZAK: Okay, thank you.
- 20 Was the goal to make money in this plan
- 21 or it was just to accommodate the state?
- 22 MAYOR PANZENBECK: No, the goal is to
- 23 update our master -- our comprehensive plan, and it
- 24 helps us when we apply for grants. It's good that
- 25 we have actually done this. I mean, we've been

- 1 MAY 14, 2024
- 2 going out for some very big grants and
- 3 opportunities, and the fact that we've been engaged
- 4 in the Comprehensive Plan is beneficial for that.
- 5 MS. SLEZAK: Okay.
- In this new Comprehensive Plan, there's
- 7 a lot of TOD, they'll have transportation
- 8 discussions about building around transportation
- 9 hubs. I have never taken the Long Island Railroad
- 10 from Glen Cove. In fact, I always drive, but other
- 11 people who use the train have told me that this is
- 12 the worst train line in all of Long Island. So
- 13 taking their word, because they use Long Island
- 14 trains, they say no one is coming to Glen Cove for
- 15 our trains. What can you do about that to add to
- 16 the Comprehensive Plan to make it more appropriate
- 17 and less train-oriented because nobody's coming here
- 18 for our train.
- MAYOR PANZENBECK: People do take the
- 20 train, I mean, I know before COVID, if my son didn't
- 21 get in the parking lot by eight o'clock, he had to
- 22 come home, and I had to drive him to the train, and
- 23 you really don't know where work is going to go. I
- 24 know people do a hybrid model. I don't know. I
- 25 don't know where the train is going to go, but

- 1 MAY 14, 2024
- 2 they're talking about a new type of engine that's
- 3 not electric that we could maybe have a possibility
- 4 to try something like that, but we can't assume that
- 5 the train is always going to be terrible, our train
- 6 service.
- 7 MS. SLEZAK: While I was reading the
- 8 Comprehensive Plan, it mentioned that we have an
- 9 electric car facility in Glen Cove.
- 10 MAYOR PANZENBECK: We have an electric
- 11 car charging station --
- 12 MS. SLEZAK: Charging.
- 13 MAYOR PANZENBECK: In the parking
- 14 garage.
- MS. SLEZAK: In this parking garage?
- 16 MAYOR PANZENBECK: In the Brewster
- 17 Street Parking Garage, and we are probably going to
- 18 add another one in the other parking garage soon.
- 19 MS. SLEZAK: Is it wise to do that
- 20 before people want electric cars?
- 21 MAYOR PANZENBECK: You know, I -- the
- 22 the electric car thing it's a different -- is a
- 23 different --
- MS. SLEZAK: It's a whole different
- 25 thing.

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1 MAY 14, 2024
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- 2 MAYOR PANZENBECK: It's a different
- 3 discussion.
- 4 MS. SLEZAK: Okay.
- 5 If everything goes smoothly tonight and
- 6 this is the final public hearing, when do you
- 7 anticipate voting to actually approve the
- 8 Comprehensive Plan.
- 9 MAYOR PANZENBECK: Let's say June or
- 10 July; correct? Frank is going on a vacation, so
- 11 we --
- MR. FISH: Hopefully in June.
- 13 MAYOR PANZENBECK: Hopefully in June.
- 14 MS. SLEZAK: In June.
- MAYOR PANZENBECK: June or July. But
- 16 the purpose of tonight is, and the Council has given
- 17 comments, we're taking all of your comments, giving
- 18 them to Frank, and make him work a little harder
- 19 than he's worked already. We're trying to get
- 20 everybody's thoughts in as to what they want in Glen
- 21 Cove.
- MS. SLEZAK: Okay, well, there are
- 23 several things that we need in this town. Stores,
- 24 we need retail, and we need parking, and we do not
- 25 need to have a company come in to demolish Staples

- 1 MAY 14, 2024
- 2 Shopping Center. We need to keep Staples Shopping
- 3 Center where it is and not demolish it, and it's the
- 4 most inappropriate place for an apartment building,
- 5 142 apartments. Let's say it's two people per
- 6 apartment, that's 200, you know, over 200 cars. We
- 7 don't have the capacity on School Street or any of
- 8 our streets --
- 9 MAYOR PANZENBECK: Mm-hmm.
- 10 MS. SLEZAK: -- to have that density of
- 11 traffic in that tiny spot.
- So I think the fact that we have Staples
- 13 Shopping Center on the agenda to be demolished as a
- 14 potential future apartment complex, which is going
- 15 to more than quadruple the size of the current
- 16 structure.
- MAYOR PANZENBECK: Well, yeah, that's
- 18 something separate.
- 19 MS. FANGMANN: Ms. Slezak, I just want
- 20 to note, because I want to be clear. The plan has
- 21 removed and has, I don't know, a previous version
- 22 from a couple of months ago. We had a February
- 23 version of the plan, we received public comment.
- 24 There was one transportation recommendation related
- 25 to that project which was removed from the plan, but

- 1 MAY 14, 2024
- 2 that project is not a recommendation in the plan.
- 3 It is not in the Comprehensive Plan that you're
- 4 referring to.
- 5 MS. SLEZAK: It isn't -- well, nothing's
- 6 specific in the Comprehensive Plan, but it could be
- 7 part of, since it's already being discussed and it's
- 8 before the boards, I think it needs to be addressed
- 9 now as well because we all know the public wants
- 10 Staples, they've spoken about it at all the previous
- 11 public hearings regarding the Staples Shopping
- 12 Center. Nobody wants an apartment building there.
- 13 No one.
- 14 MAYOR PANZENBECK: I believe that the
- 15 owners of the shopping center are looking to
- 16 renovate the shopping center.
- MS. SLEZAK: Well, if they're
- 18 renovating --
- 19 MAYOR PANZENBECK: They had stores on
- 20 the bottom and -- but this is not part of the
- 21 Comprehensive Plan. This is a different discussion.
- 22 COUNCILMAN MACCARONE: Correct, but
- 23 Grace, just to answer your question. I mean, you're
- 24 well-versed in real estate. We can't stop a
- 25 property owner --

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- 2 MAYOR PANZENBECK: It's an as of right.
- 3 COUNCILMAN MACCARONE: -- from making an
- 4 application to a board. We can't just say we don't
- 5 like it, so you're not allowed to do it.
- 6 MAYOR PANZENBECK: Right.
- 7 COUNCILMAN MACCARONE: We have
- 8 applications and procedures and codes where any
- 9 property owner that wants to make an application has
- 10 that opportunity. It doesn't mean that anyone up
- 11 here supports it or doesn't support it. They have a
- 12 right to make an application.
- So that's a privately-owned property
- 14 that the owners have made an application but it gets
- 15 dealt with in accordance. It has nothing to do with
- 16 the Comprehensive Plan.
- MS. SLEZAK: Sure, they can make an
- 18 application but you don't have to vote yes. You can
- 19 vote no.
- 20 MAYOR PANZENBECK: But that's a --
- MS. SLEZAK: And I think that you need
- 22 to take into consideration the population who voted
- 23 all of you in and what we want.
- 24 MAYOR PANZENBECK: Okay.
- MS. SLEZAK: And you know the town does

- 1 MAY 14, 2024
- 2 not want another apartment building, especially in
- 3 that location. Another apartment building perhaps
- 4 for --
- 5 MAYOR PANZENBECK: Well, I believe the
- 6 project is -- really, that's a different discussion
- 7 than what we're here for tonight. This is a retail
- 8 shopping center with apartments on the top. It's
- 9 not like an apartment building.
- 10 MS. SLEZAK: Yes, but they're trying to
- 11 get rid of Staples and all the stores that are
- 12 there --
- 13 MAYOR PANZENBECK: I think Staples'
- 14 lease is up. I don't know, I don't know.
- MS. SLEZAK: No, it isn't up. I've
- 16 spoken to the people there.
- 17 MAYOR PANZENBECK: Okay.
- MS. SLEZAK: The lease is not up, and
- 19 they have a five year extension as well.
- 20 MAYOR PANZENBECK: Okay.
- 21 MS. SLEZAK: But their lease is not up.
- 22 MAYOR PANZENBECK: All right.
- MS. SLEZAK: And they want to stay, and
- 24 people in town want them.
- 25 MAYOR PANZENBECK: But thank you, I

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1 MAY 14, 2024
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- 2 don't mean to cut you off but there are other people
- 3 here who would like to speak.
- 4 MS. SLEZAK: Yes, I understand.
- 5 MAYOR PANZENBECK: Okay.
- 6 MS. SLEZAK: But apartment buildings are
- 7 needed for moderate modest prices. We've had so
- 8 many apartment buildings going up, and the prices
- 9 are astronomical.
- 10 MAYOR PANZENBECK: Mm-hmm.
- 11 MS. SLEZAK: And people just can't
- 12 afford them, so there's no point in building more
- 13 apartments if they're not affordable.
- 14 MAYOR PANZENBECK: Okay, thank you.
- MS. SLEZAK: Okay, thank you.
- 16 MAYOR PANZENBECK: Next?
- Hello, how are you?
- MR. DAHL: Hi, my nmae is Glen Dahl, 51
- 19 Highland Road, right up the street.
- I like the plan. It's a very
- 21 comprehensive master plan, that's how I look at it.
- 22 It covers quite a bit of action items. Even in the
- 23 back you have an implementation matrix which kind of
- 24 starts down the path of a real action plan showing
- 25 what the goals are, what the key goals are, and what

- 1 MAY 14, 2024
- 2 are the things that need to happen to accomplish
- 3 those goals, and you even assign levels of costs and
- 4 so forth. So it's very, very close to an action
- 5 plan.
- 6 So my question is still kind of like the
- 7 first question. Who sets up the priorities for that
- 8 to really create a true action plan from that
- 9 implementation matrix? Because implementation
- 10 matrix basically means these are the things you have
- 11 to do to meet your plan.
- 12 So who creates those priorities? How
- 13 are they visible to the public? Does the public
- 14 have any input into, you know, what's a priority or
- 15 are you simply, like I think someone said, just
- 16 sitting there waiting for developers to come to you
- 17 and say, we want to do X, Y, Z, and oh, yeah, that's
- 18 in our plan, let's do it?
- 19 I think there needs to be the whole
- 20 priority thing, you know, kind of looked at to
- 21 figure out what do you want to do first, and then
- 22 try to find the developers to actually go do that.
- 23 So how's that priority process dealt with?
- 24 MAYOR PANZENBECK: Well I -- would you
- 25 like to answer that; Frank?

- 1 MAY 14, 2024
- 2 MR. FISH: The plans sets -- the plan
- 3 sets the stage, as Ann said earlier. It's a
- 4 framework, and it's a framework that will be
- 5 controlled by the Council because they're adopting
- 6 it, but once it is, then that sets the stage for
- 7 zoning, a zoning application, say, by a private
- 8 owner. The Council can say, gee, is that -- is that
- 9 in conformance with the plan, a private developer
- 10 that wants to come in? If they have a budget
- 11 request, and I should use the -- I never like to
- 12 compete or come after the police department or the
- 13 fire department but let's take the police department
- 14 that was here tonight. They have a budget request.
- 15 Some of those things might be in the plan or that's
- 16 the capital budget. So the Council makes a decision
- 17 on the capital budget, and of course, those
- 18 decisions are open to the public.
- 19 So there's various ways to implement
- 20 the plan, but ultimately, the Council will use the
- 21 plan, hopefully, will use it. It should be a living
- 22 document, and as they do, they'll be -- it will
- 23 assist them in making these decisions. So it's
- 24 supposed to be a type of guide to help them set
- 25 priorities as applications come in or requests come

1 MAY 14, 2024

- 2 in.
- MR. DAHL: So priorities are being set
- 4 by you folks, I guess. I mean, not negative.
- 5 COUNCILWOMAN FUGAZY SCAGLIOLA: Listen,
- 6 I hope so, and I just would say one thing because I
- 7 feel like this has come up a few times now. Instead
- 8 of being reactive, I think what we want to do is be
- 9 proactive and try to get some of these things here
- 10 and figure out what's the right things. If we just
- 11 wait, we kind of get stuck with who wants to come
- 12 versus us making the choice of who's going to be
- 13 here, but I think these hopefully will give us ideas
- 14 of what can -- like, the plan, as you read it, it
- 15 gives an idea of what will work here.
- So you're kind of looking at, okay, they
- 17 said that this was a good idea which, as Ann
- 18 suggested, helps with grants and things like that to
- 19 get people here. But I do think it is incumbent
- 20 upon us in the mayor's office to proactively look
- 21 for good things to come to our city.
- 22 MAYOR PANZENBECK: Right.
- 23 COUNCILWOMAN FUGAZY SCAGLIOLA: Thank
- 24 you.
- 25 MAYOR PANZENBECK: In terms of

1 MAY 14, 2024

- 2 businesses, we're pretty much open to everything and
- 3 anything that's, I mean, for the most part, that
- 4 people would like to come. We have some exciting
- 5 new things trying to come to Glen Cove, and we try
- 6 to support them.
- 7 MR. DAHL: Okay, thank you.
- 8 MAYOR PANZENBECK: It's difficult.
- 9 Thank you.
- 10 COUNCILWOMAN SILVERMAN: And can I just
- 11 add one other comment to that? You know, the
- 12 concepts in this plan, they're not all sequential,
- 13 like, let's get this first and that second. While
- 14 we may have a developer coming in and putting in an
- 15 application, we can also be doing a lot of other
- 16 things that are related to this plan like
- 17 sustainability. There's a lot about the waterfront
- 18 and stormwater runoff and planning, and how we, as a
- 19 community, can promote better environmental
- 20 protection for our citizens and residents and our
- 21 infrastructure, our water, drinking water
- 22 infrastructure.
- So it's not all one priority then the
- 24 next, like, what can we get built here first, then
- 25 second, then third. It's as applications come in,

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1 MAY 14, 2024
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- 2 do they fit in here, and as other things are going
- 3 on, how do we do them? How do we do them within
- 4 this construct that makes Glen Cove what we want it
- 5 to be for the next 15, 20 years.
- 6 So hopefully, that helps also.
- 7 MS. FANGMANN: I think that's a really
- 8 important point because what I think this plan does
- 9 better than the plan currently in place is deal with
- 10 certain environmental issues and other issues here
- in the city and set recommendations and priorities
- 12 and an implementation matrix for those that we
- 13 didn't have for those types of the projects in the
- 14 past.
- So in a way, it's more comprehensive
- 16 than anything we've had before. Again, they're not
- 17 necessarily competing priorities. There's lots of
- 18 parallel paths here, and I think that's why they're
- 19 not prioritized in that way. It's sort of a
- 20 function of the economy, the available funding
- 21 opportunities, what may be a particular issue for
- 22 the city environmentally at a particular time. So
- 23 that's why they're not ranked in that way.
- 24 MAYOR PANZENBECK: Please come up, and
- 25 state state your name and address.

- 1 MAY 14, 2024
- 2 MR. PERRONE: John Perrone, Reynolds
- 3 Road, Glen Cove.
- First off, I have to say that it's a
- 5 great Comprehensive Plan. It's a guidebook, and the
- 6 guidebook that we've seen now is from learning from
- 7 the prior guidebook that had some holes in it. I
- 8 think you did a very nice job. It's very well
- 9 thought out.
- 10 A couple of areas that I would like to
- 11 see in it is a little more of the plans for our
- 12 water because with all of the building that is going
- on, we really need to have a finite plan of
- 14 increasing our water production.
- The other thing I would like to say with
- 16 regard to the transit-based housing. We're hearing
- 17 a lot of that throughout all of New York State, the
- 18 governor is pushing for it, but maybe what we want
- 19 to do is bring up a hybrid and think about
- 20 transit-based housing first-time home buyer.
- 21 Instead of going with with apartments, let's go with
- 22 first-time home buyer co-ops. With more people
- 23 working from home, maybe you don't have to be
- 24 transit, maybe it just could be home-based. It'll
- 25 bring -- it will help our city because we'll have

- 1 MAY 14, 2024
- 2 a -- we'll own a piece of the rock, so to speak. I
- 3 know mayor, you and I spoke about it, I mean, I had
- 4 to say it, and I'm saying it now, and you were very
- 5 cordial in discussing it, it was great. I think
- 6 it's a -- I think it is a good idea to include that
- 7 in this plan. Other than that, I think everything
- 8 you're doing is great with it.
- 9 With regard to what comes first, the
- 10 chicken or the egg? Well, let's be honest. Once we
- 11 start seeing things, we might get people to come in
- 12 and start looking to build the civic centers or the
- 13 youth centers or the entertainment and cultural
- 14 because build it and they will come hasn't worked
- 15 yet. We keep building apartments, but it's not
- 16 working. So we need to be maybe on the cutting edge
- 17 of it, and as one of only two cities that are on the
- 18 Island, let's be the lead city to bring something
- 19 new.
- So I think you did a great job. I hope
- 21 you adopt the plan.
- 22 MAYOR PANZENBECK: Thank you.
- Next?
- 24 Please come up, state your name and
- 25 address. Oh, okay, you're next after this. No, go

- 1 MAY 14, 2024
- 2 ahead, come on, come up.
- MS. HURSTON: Hi, Audre Lynn Hurston, 25
- 4 Jackson Lane.
- I don't really, and this is -- this kind
- 6 of predates the Comprehensive Plan, but it is an
- 7 issue. Glen Cove is not really good for
- 8 transportation. If you don't have a car, you're
- 9 just "pffft" or if your car is down or if you're a
- 10 family that shares a vehicle, and then a few years
- 11 ago, they took the weekend service off of the 27,
- 12 and the 21 service is only a little bit better.
- 13 MAYOR PANZENBECK: Okay.
- MS. HURSTON: So how are you bringing
- 15 people here whether it's as residents or whether
- 16 it's in business, and we have a rail that the
- 17 service isn't the best, the scheduling, et cetera,
- 18 et cetera, and then you only have bus service on the
- 19 main bus because I guess I shouldn't say the main
- 20 bus, but we don't even have a bus really that serves
- 21 Glen Cove. We have two buses that get you out of
- 22 Glen Cove in opposite directions. If you need to
- 23 travel within Glen Cove, no. You have the LOOP Bus
- 24 that runs a couple of hours in the early part of the
- 25 day, and then that's it. That, in and of itself, is

- 1 MAY 14, 2024
- 2 a problem. However, you also have no bus service
- 3 over the weekends, so then you have -- and then --
- 4 and we are a city that has people that, it's not
- 5 just the residents who live here. We have a ton of
- 6 people that come in for work. For instance, the
- 7 home health attendants, the attendants that come for
- 8 the residents of, like, the Regency, for instance.
- 9 So we have people that come in, and once Friday
- 10 night hits, that's it.
- It's not reasonable for a city, we're
- 12 not a large, large city, but we're large enough to
- 13 where we should have something better than that, and
- 14 then when the weekend service first stopped, I know
- 15 a few students who were going, they had Saturday
- 16 classes in the city, one girl actually had to drop
- 17 the class because she couldn't, she had no other
- 18 way.
- So it's something to consider,
- 20 especially if you're talking about revitalization.
- 21 Kind of gone are the days where you could say, oh,
- 22 well, I live in a community where we don't really
- 23 need transportation, everybody drives, this and that
- 24 and the other. Plus, it's an environmental issue.
- 25 You kind of -- we're kind of at the point where to

- 1 MAY 14, 2024
- 2 say, oh, well, everybody can drive, it's not just
- 3 convenient. It's also irresponsible, and not for
- 4 nothing, but gas in Glen Cove is higher than gas
- 5 everywhere.
- 6 MAYOR PANZENBECK: I know, I know.
- 7 MS. HURSTON: So that's also a
- 8 consideration. So it's just, just a thought.
- 9 COUNCILWOMAN FUGAZY SCAGLIOLA: So just
- 10 one thing I want to just tell you because I was
- 11 pretty sure I read it in the Herald.
- 12 So the N-21 bus service is returning on
- 13 the weekends starting on May 26th, and the N-27 will
- 14 have additional service starting this fall. Both
- 15 will have weekend service, so that's a step in the
- 16 right direction, and I will say, the Herald stayed
- 17 on top of that story and pushed for it.
- MS. HURSTON: But yeah, I think, yeah.
- 19 COUNCILWOMAN FUGAZY SCAGLIOLA: I know
- 20 that doesn't solve all the problems --
- MS. HURSTON: Yeah.
- 22 COUNCILWOMAN FUGAZY SCAGLIOLA: -- but I
- 23 think that it's a step in a better direction.
- MS. HURSTON: A step in the right
- 25 direction, yeah. I think Glen Cove has a kind of

- 1 MAY 14, 2024
- 2 nice vibe to it because it's a nice balance
- 3 between -- it doesn't have that boonie feel; you
- 4 don't -- you know you're far away from everything
- 5 but you don't -- it doesn't have that, oh, we're out
- 6 in the boonies feel until you have to kind of get
- 7 somewhere, then it's a little bit there, but you
- 8 know. So I mean, if that's where Glen Cove is
- 9 trying to build on, a little more of a contemporary
- 10 slant to how you're looking at things is always
- 11 helpful, that's in my opinion.
- 12 MAYOR PANZENBECK: Thank you, thank you,
- 13 very much.
- Barbara, you're next.
- 15 Please state your name and address.
- 16 MS. PEEBLES: Barbara Peebles, Laurel
- 17 Avenue.
- I just wanted to say thank you. I have
- 19 been so honored to be part of the Core Planning
- 20 Group, and it's been fantastic, you're moving the
- 21 city forward. So I want to say thank you for that.
- 22 Also, most of you probably are aware, I
- 23 have a lot of corporate experience and background.
- 24 Some of that experience, I was hiring lots of
- 25 consultants, and at one point I actually managed a

- 1 MAY 14, 2024
- 2 consulting group. I want to say, publicly, that you
- 3 selected a terrific consulting team, BFJ, BFJ.
- 4 MAYOR PANZENBECK: BFJ.
- 5 MS. PEEBLES: Anyway, they've been
- 6 fantastic, and your small CDA are small and
- 7 powerful, and the amount of work that they have
- 8 output from their small team is beyond belief.
- 9 So I think it's really, really important
- 10 that we address the success of what this team has
- 11 done because you've invested, and not only did the
- 12 Core Group invest a lot of time, but the group that
- 13 was selected, 50 or 60 extra people, the city
- 14 Council needs to be aware, when you go to vote, the
- 15 input of that plan came from every single walk of
- 16 life in this community. No stone was left unturned.
- 17 This group led it on the proper timeline, within
- 18 scope, they communicated, the outreach, all the
- 19 feedback that they took into the plan was
- 20 incorporated. So that's a big plus for any
- 21 consulting group.
- 22 So I want to say thank you to that, and
- 23 I really, really hope that you guys vote to adopt
- 24 this plan. It's a working document, nothing is set
- 25 in stone but you're leading the way for the future

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1 MAY 14, 2024
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- 2 of Glen Cove.
- 3 Thank you.
- 4 MAYOR PANZENBECK: Thank you.
- I want to thank you for complimenting
- 6 our CDA. Camille is not here, but they are like a
- 7 little mighty team. They've added Koorosh this
- 8 year, Ann Fangmann is a star and Jocelyn is
- 9 wonderful, and I really do believe we chose the best
- 10 firm to do our Comprehensive Plan, I have to say
- 11 that, and I've said that.
- 12 Thank you.
- MR. NIERI: Good evening.
- 14 MAYOR PANZENBECK: State your name and
- 15 address.
- MR. NIERI: Dave Nieri, Harwood Drive,
- 17 Glen Cove.
- 18 A lot of -- a few people have mentioned
- 19 this already, but I would like to thank BFJ Planning
- 20 for being as receptive as they were and for their
- 21 guidance. I've been through this process before,
- 22 and I have to say that they were receptive to the
- 23 committee's comments and the public's comments.
- 24 They, you know, took everything in, it's included in
- 25 the plan which we didn't see in the plan from 2009

- 1 MAY 14, 2024
- 2 because there was an agenda behind that plan.
- 3 MAYOR PANZENBECK: Mm-hmm.
- 4 MR. NIERI: BFJ didn't steer us towards
- 5 any particular conclusions, but they took
- 6 everybody's comments and made appropriate
- 7 recommendations. They understood the law.
- 8 I want to thank Ann Fangmann and Jocelyn
- 9 Wenk for coordinating the whole effort, and I think
- 10 there's a lot of things in the plan, unlike the
- 11 previous plan, that, you know, modify what was done
- in the previous plan because we took the consensus
- 13 of the public, the citizens and the taxpayers, and
- 14 it's reflected in the plan. Things like density,
- 15 things like the downtown and traffic. Those things
- 16 are in there.
- Just to give an example,
- 18 transit-oriented development is a big buzzword now,
- 19 and apparently, there's monetary incentives. But
- 20 when the plan was written, it recognizes that trains
- 21 and transit-oriented development is not the end all
- 22 and be all if your transit system is substandard,
- 23 and it's recognized in the plan. It's not saying
- 24 everybody's got to do TOD because it's the new
- 25 buzzword. So that's an example.

- 1 MAY 14, 2024
- 2 But I really appreciate the work of the
- 3 consultants in this. We have a much better project
- 4 because I've been through this before.
- 5 MAYOR PANZENBECK: Mm-hmm.
- 6 MR. NIERI: It's a much better project
- 7 than we had in 2009.
- 8 Thank you.
- 9 MAYOR PANZENBECK: Thank you, and your
- 10 opinions means a lot to us, Dave. Thank you
- 11 Next? Anybody else?
- 12 Okay, please come up.
- MS. COLES: Eileen Coles, Pierce Avenue,
- 14 Glen Cove.
- I also would like to compliment the
- 16 people who worked on this plan. It's a huge amount
- 17 of work, and I saw how much documentation there was,
- 18 and I couldn't really do it justice. I did get to
- 19 read some of it, but it was just so voluminous that
- 20 I couldn't read the whole thing. But there was one
- 21 thing that stood out to me and other people have
- 22 brought it up here as well, and that's the
- 23 transportation issue.
- I think, yes, the LOOP Bus needs to be
- 25 expanded, and I think that would be a really good

- 1 MAY 14, 2024
- 2 idea, and I also believe that people should start
- 3 looking at accommodating bicycles. There was
- 4 nothing really in the plan that I read about, you
- 5 know, making bike lanes or bike racks or those
- 6 little Citi rent-a-bike things that it seems
- 7 everybody has them now, Long Beach has them, and
- 8 kind of going off on a tangent with that is, I
- 9 just --
- 10 I visited a client today out in East
- 11 Hampton, and I was walking around East Hampton. I
- 12 was walking also a little bit around Sag Harbor and
- 13 looking at how bucolic it was and how walkable and
- 14 how absolutely beautiful it was, and I think that
- 15 now that you guys are getting ready to implement the
- 16 plan, it might be a good idea for you guys to go on
- 17 a bunch of trips to various areas and see what
- 18 people are doing right, what people are doing wrong,
- 19 and get ideas from them.
- One of the things that Tom Suozzi did at
- 21 my suggestion was, he put in those countdown timers
- 22 for going across the street which I had run into as
- 23 I was a political activist down in Washington, D.C.,
- 24 and that was where I first saw them, and he rolled
- 25 those things out, and that was nothing but good.

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1 MAY 14, 2024
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- I am really grateful to see what's going
- 3 on with the roads. I don't know who did that, but
- 4 whether it's Nassau or --
- 5 MAYOR PANZENBECK: DPW, yeah.
- 6 MS. COLES: -- or you guys.
- 7 MAYOR PANZENBECK: The county and the
- 8 city.
- 9 MS. COLES: And I'm very grateful to
- 10 that because it really badly needed to be done.
- But please, beef up the bike lanes, you
- 12 know. I think that would be nothing but good for
- 13 both the environment and give people an option if
- 14 they don't have a way to get from A to B, you know,
- 15 other than walking. That gives them something else,
- 16 and I think that would be very positive --
- 17 MAYOR PANZENBECK: Thank you.
- MS. COLES. If you did the bicycles, as
- 19 you know, the Green Glen Cove lady, I am very into
- 20 recycling. I was very excited when I saw the
- 21 pictures of the recycle bin, things that were going
- 22 to be on the sidewalks, and I'm looking forward to
- 23 seeing that sort of thing roll out. In general, I'd
- 24 like to see more concentration on recycling.
- 25 E-waste in this city is a huge problem.

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1 MAY 14, 2024
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- 2 Two iterations of collecting e-waste a year is not
- 3 enough --
- 4 MAYOR PANZENBECK: Okay.
- 5 MS. COLES: -- for the sheer amount of
- 6 people that are here, the electronics that go to
- 7 waste, and most of all, the whole reason I founded
- 8 Green Glen Cove is because when that stuff goes into
- 9 the ground and the water, our kids start getting
- 10 sick. Carter Suozzi, Nicholas Pedone, and that's
- 11 only the tip of the iceberg, I'm sure.
- 12 MAYOR PANZENBECK: Okay.
- MS. COLES: Let's do more e-waste, and
- 14 I, as the person running Green Glen Cove, stand
- 15 ready to assist if you want my organization's help.
- 16 That's all I got.
- 17 MAYOR PANZENBECK: Thank you.
- 18 Please come up.
- MR. GOLDSON: Good evening. My name is
- 20 Howard Goldson, Eldridge Place.
- I have a question about the property on
- 22 Glen Cove Avenue and Craft. This -- there was
- 23 supposed to be some apartment buildings going up,
- 24 and I would just like to know what was going on with
- 25 that, and also, I'd like to touch base on the

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1 MAY 14, 2024
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- 2 concept of revitalization, I tend to be a little
- 3 foggy on that, I mean, I've lived here almost 40
- 4 years. I remember back in the '80s this was a place
- 5 to come, I mean, on the weekends. Are we trying to
- 6 go back to the '80s? Like how -- what kind of
- 7 revitalization are we looking for?
- MAYOR PANZENBECK: Is this in -- is this
- 9 in -- about the Comprehensive Plan?
- 10 MR. GOLDSON: Yeah.
- 11 MAYOR PANZENBECK: So the project up --
- 12 that you're talking about on Craft and Glen Cove
- 13 Avenue is, you know, it changed ownership. I don't
- 14 really know what I can say about it but it changed
- ownership, and we're working with the new owners to
- 16 try to get the project developed.
- When you talk about revitalization, it's
- 18 really very difficult. When we talk about shopping,
- 19 I mean, we'd like to see a lot more stores. I have
- 20 an Amazon box three times a week on my front steps,
- 21 and a lot of us are shopping that way. We're not
- 22 shopping the way that we used to shop, and it's very
- 23 heartbreaking to me because that's what I like to do
- 24 in my spare time. I like to go to stores, look at
- 25 merchandise, buy things, try things, take them back.

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1 MAY 14, 2024
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- 2 It's really a very different world. But what we've
- 3 been really trying to do is create a lot of
- 4 opportunities for people to get out, be outside. We
- 5 have a lot of activities --
- 6 MR. GOLDSON: Entertainment, retail.
- 7 MAYOR PANZENBECK: Entertainment, right.
- 8 MR. GOLDSON: Because I mean, you know,
- 9 back in the '80s, people weren't using public
- 10 transportation, and I use public transportation a
- 11 lot, and I think it's pretty adequate, I mean,
- 12 efficient for this area. So you know, that's --
- 13 MAYOR PANZENBECK: Mm-hmm.
- MR. GOLDSON: I cycle, I use public
- 15 transportation.
- 16 MAYOR PANZENBECK: Mm-hmm.
- MR. GOLDSON: So I don't know, I was
- 18 just wondering, like, where did this revitalization,
- 19 really, where it wants to go.
- 20 MAYOR PANZENBECK: Well --
- 21 MR. GOLDSON: Is it retail?
- 22 Entertainment? Because --
- 23 MAYOR PANZENBECK: Well, we're trying
- 24 very hard to revitalize our downtown. It's very
- 25 difficult to get stores to open up here. We have a

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1 MAY 14, 2024
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- 2 brand new store up the street, a beautiful clay
- 3 shop. We're getting another new store, a retail
- 4 store, I don't want to say what it is, I don't know
- 5 if you'll like it, but I'm excited about it, it's
- 6 going to be up on School Street. But we're trying
- 7 very hard to get new businesses to come, and we
- 8 support all new businesses. This gentleman, your
- 9 neighbor, is trying to get a theater open. It's
- 10 just a question of space, and we're trying to find a
- 11 landlord who's willing to work with the money that
- 12 you want to spend.
- So revitalization is tough, but we try
- 14 to create a lot of things to get people to come
- 15 outside and do things and be out and be together.
- MS. FANGMANN: I guess I'll just add to
- 17 that.
- MAYOR PANZENBECK: We've got a lot of
- 19 great restaurants coming in.
- MS. FANGMANN: I think all the concepts
- 21 that you outlined, it's been called a lot of
- 22 different buzzwords over the years in planning: new
- 23 urbanism, smart growth, sustainability, but I do
- 24 feel that if you look at the draft Comprehensive
- 25 Plan that's up on the website right now, that all of

- 1 MAY 14, 2024
- 2 those concepts are strongly recommended at this time
- 3 in the plan, and I think some of what the mayor is
- 4 talking about is, you know, the implementation piece
- 5 of it, which has been mentioned.
- There is an implementation matrix in the
- 7 plan, and again, please read the plan. I think
- 8 we've covered all those recommendations in the plan
- 9 that were mentioned in terms of going back to that
- 10 new urbanist-type smart growth flavor of, you know,
- 11 going back to the strong downtown setting and the
- 12 quality of life. But again, you know, read the
- 13 plan, let us know if we missed anything and reach
- 14 out.
- 15 MAYOR PANZENBECK: And a lot of
- 16 downtowns are comprised of personal service type
- 17 businesses now. They really are not, if you go to,
- 18 like, very nice downtowns, there really are not a
- 19 lot of shops. Like, we have Trubee Hill, just a
- 20 beautiful shop that's there, and we would love to
- 21 get more shops like that.
- MR. HOBSON: Right, I mean, shopping is
- 23 not my thing, entertainment would be my thing.
- 24 MAYOR PANZENBECK: Mm-hmm.
- MR. HOBSON: But you know, again, I just

- MAY 14, 2024 1 went to a concert, and I paid \$168 for a seat that 2 was in the ceiling, so you know, I just --3 MAYOR PANZENBECK: Okay. 4 MR. GOLDSON: I would like to see it. 5 MAYOR PANZENBECK: Okay. 6 MR. GOLDSON: I really would like to see 7 it. 8 MAYOR PANZENBECK: Okay. 9 We're having Bat Boy in June or July in 10 Morgan Park. When is that Spiro? We're having a 11 play in Morgan Park in June. 12 MR. TSIRKAS: Father's Day weekend. 13 MAYOR PANZENBECK: Father's Day weekend; 14 it is? I don't think so. Yeah, okay, okay. 15 MR. TSIRKAS: And it's free, not \$170. 16 MR. GOLDSON: Thank you. 17 MAYOR PANZENBECK: Okay, thank you, 1.8 19 it's free.
- 20 Next?
- I know your name but you still have to
- 22 say your name.
- MR. MOLL: Hi, I'm Christopher Moll,
- 24 Eldridge Place.
- 25 I own Jazz Hands Children's Theater. We

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1 MAY 14, 2024
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- 2 just finished our ninth season. I have over 200
- 3 kids in my program.
- We just did a show last weekend, and
- 5 we're doing another one this weekend. We did
- 6 Beauty and the Beast in January, and we brought
- 7 1,000 -- we sold 1,000 tickets. That's a thousand
- 8 people who went to the middle school, and then went
- 9 out into the city and bought flowers for their kids,
- 10 took them to lunch, had parties after.
- 11 I'm looking to open a space in downtown
- 12 Glen Cove to revitalize. You talk about
- 13 entertainment, whenever I tell anybody it who's
- 14 lived in Glen Cove or lived on Long Island, they
- 15 always talk about the theater that was here.
- 16 MAYOR PANZENBECK: Mm-hmm.
- MR. MOLL: And it was from like the '20s
- 18 or something, and it went through all these
- 19 different lives, and by the end, it was a rock
- 20 concert. People would go see Def Leppard there,
- 21 they would come from everywhere to see these
- 22 concerts. This is what I'm trying to do. We have
- 23 all these beautiful restaurants, we have all these
- 24 amazing shops, Trubee Hill, all of it, and those
- 25 thousand people will come to downtown Glen Cove, and

- 1 MAY 14, 2024
- 2 then they'll go to Meritage and Downtown Cafe and
- 3 all the great places, and they'll eat there, and I
- 4 have a full year of programming that I've created
- 5 that almost every single weekend we're going to have
- 6 something going on in that space, and I hear a lot
- 7 of people talk about, we need stores but we don't
- 8 want to build anything. We want progress but we
- 9 don't want any change. Well, you can't have it both
- 10 ways. We want to bring people to our city. We have
- 11 to give them a reason to come. To live here,
- 12 there's lots of amazing reasons to live here.
- 13 MAYOR PANZENBECK: Mm-hmm.
- MR. MOLL: But to just visit for an
- 15 evening? We need to give them a reason, and that
- 16 reason will be the shows that I produce and other
- 17 people because we'll be able to invite other
- 18 programming in, other producers in, to make it
- 19 happen and make it live; you know? Get people in
- 20 the downtown walking around, going to where we want
- 21 them to go.
- That's all I got, thanks.
- 23 MAYOR PANZENBECK: Thank you,
- 24 Christopher.
- 25 MS. HURSTON: I'm sorry, is it okay?

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1 MAY 14, 2024
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- 2 MAYOR PANZENBECK: It's okay.
- MS. HURSTON I'm hearing Christopher,
- 4 and I --
- 5 MAYOR PANZENBECK: Say your name again.
- 6 MS. HURSTON: Audre Lynn Hurston, 25
- 7 Jackson.
- 8 I get -- Glen Cove has a reputation for
- 9 being a talented place. Our school district is
- 10 third year in a row blue ribbon, and I direct Glen
- 11 Cove's Got Talent, it's a fun thing to do every
- 12 year. We're coming up on our decennial, that's --
- we're looking to make that a nice big celebratory
- 14 kind of thing, and our kids don't show this talent
- 15 out of nowhere. There is a lot of talent here, and
- 16 I think that's something that we could build on if
- 17 you want to use the word hook. I don't like that in
- 18 this context, but everybody knows what that means,
- 19 and I think for some place like Glen Cove that has
- 20 so much talent, and everybody's so enthusiastic
- 21 about it, like they just started taking audition
- 22 tapes for Downtown Sounds.
- 23 MAYOR PANZENBECK: Mm-hmm.
- MS. HURSTON: So I think that is really
- 25 a place to build from. We already have the

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1 MAY 14, 2024
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- 2 foundation for it. We have the talent. We have the
- 3 people who work with talent, and we have the
- 4 enthusiasm, and so to not kind of lean into that, to
- 5 me, is a wasted opportunity.
- 6 MAYOR PANZENBECK: Thank you.
- 7 Anybody else?
- 8 MR. DIMAGGIO: How are you doing?
- 9 My name is Carlo DiMaggio. I am one of
- 10 the managers/owners of 210 Glen Street, it's a
- 11 shopping center with Wendy's, and I'm sure you guys
- 12 know it well.
- Number one, I would just like to say
- 14 that I appreciate, as a person who works in Glen
- 15 Cove and owns a property in Glen Cove, any changes
- 16 that helps improve the community, helps bring
- 17 business here, makes it more fun to work, more fun
- 18 to live here. So I appreciate the work that you
- 19 guys are doing.
- 20 My request is, as the manager of that
- 21 shopping center, we have a supermarket called La
- 22 Placita. It's a -- it's been there for probably a
- 23 decade or more. It's a family-owned business, and
- 24 we -- they've been trying to, for about a year and a
- 25 half to expand their -- to the next store over.

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1 MAY 14, 2024
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- We've been doing everything we can, and they've been
- 3 doing everything they can in order to expand that
- 4 space. They service the -- not only the Latin
- 5 community, but you know, as we talk about
- 6 transportation, a lot of people have been talking
- 7 about public transportation, it's the closest
- 8 probably shopping center to the train station there.
- 9 There used to be King Kullen, and as another
- 10 competitor to, you know, in the shopping --
- 11 supermarket space, that's no longer here.
- 12 So basically, requesting that this be
- 13 expanded, if you guys can, as part of the reform to
- 14 add a bigger shopping center.
- MAYOR PANZENBECK: Yeah, I think I got a
- 16 letter from you.
- MR. DIMAGGIO: Yeah, probably.
- 18 MAYOR PANZENBECK: Yeah, someone
- 19 hand-delivered a letter to my office.
- MR. DIMAGGIO: Okay, so hopefully, maybe
- 21 someone in my office, but yeah, that's basically our
- 22 request, and again, this used to be a shopping
- 23 center, it's Bohack, so we're just kind of asking
- 24 for it to kind of be reverted back to what it was,
- 25 and just for that allowance to happen. I know it is

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1 MAY 14, 2024
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- 2 not zoned for a supermarket as-of-right now and
- 3 would need a variance or a special permit. So we're
- 4 kind of requesting that, especially because it's
- 5 been about a year and-a-half that --
- 6 MAYOR PANZENBECK: You've been
- 7 requesting it for a year and-a-half?
- MR. DIMAGGIO: Yeah, since -- well, they
- 9 have been personally, and --
- 10 COUNCILMAN MACCARONE: Mayor?
- 11 MAYOR PANZENBECK: This isn't really
- 12 a -- that's a different topic.
- 13 COUNCILMAN MACCARONE: But Mayor, it
- 14 kind of goes into the recommendations as a property
- 15 owner.
- 16 MAYOR PANZENBECK: Mm-hmm.
- 17 COUNCILMAN MACCARONE: What I think he's
- 18 talking about, and I've spoken, I don't believe you,
- 19 to your brother --
- MR. DIMAGGIO: Yeah.
- 21 COUNCILMAN MACCARONE: -- cousin, and I
- 22 spoke to Mr. Henderson about it. I think La
- 23 Placita, even though everyone views it as a
- 24 supermarket is not actually a supermarket. It's
- 25 because it's --

- 1 MAY 14, 2024
- 2 MAYOR PANZENBECK: I call it a grocery
- 3 store.
- 4 COUNCILMAN MACCARONE: Because of its
- 5 size, and I think there's something in the code that
- 6 prevents in that area grocery stores, and by
- 7 expanding, I think it has to be defined as a grocery
- 8 store.
- 9 MAYOR PANZENBECK: Yeah.
- 10 COUNCILMAN MACCARONE: So I think he's
- 11 basically making the recommendation --
- 12 MAYOR PANZENBECK: We talked about that
- 13 today.
- 14 COUNCILMAN MACCARONE: -- for that area
- 15 that it be open to looking into the zone there as
- 16 far as, are grocery stores completely outlawed in
- 17 that section of the town? Because I think right
- 18 now, they kind of are, and I think that's the issue
- 19 that they're having if I'm not correct.
- 20 MS. FANGMANN: And we received that
- 21 letter, I think it was yesterday.
- 22 MAYOR PANZENBECK: Yeah.
- MS. FANGMANN: And we did provide that
- 24 to our consultants, and what I will say is they've
- 25 already started looking at the issue and will

- 1 MAY 14, 2024
- 2 discuss it with Council.
- MAYOR PANZENBECK: So to me, a
- 4 supermarket is a big supermarket.
- 5 MR. DIMAGGIO: Yeah.
- 6 MAYOR PANZENBECK: I think you're
- 7 talking about a grocery store. This is something we
- 8 were discussing.
- 9 MR. DIMAGGIO: Right, right, and we're
- 10 just trying to expand it to the footprint. I don't
- 11 know if it falls into a new legal definition by the
- 12 extra whatever fee.
- 13 So that's really all.
- 14 MAYOR PANZENBECK: Okay, thank you. We
- 15 have your letter. I have it, we all got your
- 16 letter.
- MR. DIMAGGIO: I appreciate that.
- 18 MAYOR PANZENBECK: And we talked about
- 19 it.
- All right, thank you.
- 21 MR. DIMAGGIO: Thank you for your time.
- 22 MAYOR PANZENBECK: Thank you.
- 23 Anybody else?
- Okay, so I move to close -- oh, I --
- 25 you're being polite, okay.

1 MAY 14, 2024

- 2 State your name even though I know what
- 3 it is.
- 4 MR. BUDRAITIS: Peter Budraitis,
- 5 Sherwood Road.
- 6 First of all, kudos to the developers of
- 7 the plan. The plan was very thorough. Not only did
- 8 it provide a really good guideline for looking ahead
- 9 in Glen Cove, I think a lot more than the 2009 plan
- 10 did, but the 275 page document also provided quite a
- 11 bit of information and statistics about Glen Cove
- 12 itself which really aided me when I went through the
- 13 document, and I did go through pretty much the whole
- 14 document, and there are some things that I'd just
- 15 like to note that I had some concerns about.
- 16 My biggest concern, really, is the
- 17 density in Glen Cove, you know, I think -- what did
- 18 John say? You know, we've always had this concept,
- 19 if you build it, they will come, and that hasn't
- 20 necessarily been the case. We -- and we've done,
- 21 like, a tremendous amount of building. We built
- 22 about 1,041 units down by the waterfront. That one
- 23 project increased the population of Glen Cove by
- 24 almost 10 percent. Another 10 percent added to the
- 25 town.

- 1 MAY 14, 2024
- 2 I've heard rumors that they -- are they
- 3 still making the pilot payments?
- 4 MAYOR PANZENBECK: Well, it's not them,
- 5 it's the bond. No, the pilot payments have stopped.
- 6 MR. BUDRAITIS: Okay, so there were a
- 7 number of facts that were pointed out that I'd just
- 8 like to mention.
- 9 MAYOR PANZENBECK: I just would like to
- 10 tell you that they are 98 percent, though, all of
- 11 those buildings.
- 12 MR. BUDRAITIS: But are we receiving the
- 13 taxes from it?
- 14 MAYOR PANZENBECK: The rental ones?
- MR. BUDRAITIS: Are we receiving the tax
- 16 benefits of it?
- 17 MAYOR PANZENBECK: We're discussing that
- 18 right now.
- MR. BUDRAITIS: Okay, well, part of the
- 20 concern is because some of the density, we keep
- 21 offering a lot of incentives for people to come in,
- 22 and we're told, we'll increase the tax base --
- 23 MAYOR PANZENBECK: Correct.
- 24 MR. BUDRAITIS: -- lessen the burden on
- 25 residents. But in the end, it's not. My taxes

- 1 MAY 14, 2024
- 2 never went down in Glen Cove.
- 3 MAYOR PANZENBECK: They probably never
- 4 will, either.
- 5 MR. BUDRAITIS: Yeah, no matter how much
- 6 we build.
- 7 MAYOR PANZENBECK: You know, no matter
- 8 what.
- 9 MR. BUDRAITIS: No matter how much we
- 10 build. You know, some facts about Glen Cove that I
- 11 thought were interesting, I'm going to skip -- Glen
- 12 Cove has the largest share of high-density housing
- 13 in the county. So our density is pretty above
- 14 average to begin with, and we have 20 percent fewer
- 15 single family units in Glen Cove.
- 16 Glen Cove is also below the poverty
- 17 level for the rest of the city. That's, you know,
- 18 something I'd like to see a little bit more
- 19 addressed in the Comprehensive Plan, how we can fix
- 20 some of that. The average, adjusted for inflation,
- 21 the city decreased \$10,000 in the average household
- 22 income since the last survey, and Glen Cove has more
- 23 than twice of Nassau County's share of families
- 24 below the poverty level. So part of my concern is,
- 25 we're doing all this revitalization, but our poverty

- 1 MAY 14, 2024
- 2 level is going up significantly.
- 3 As far as the density goes, I saw, you
- 4 know, page 71, I see all the projects that are
- 5 potential or underway or almost underway, and it's
- 6 about 615 new units, including the -- down at the
- 7 North Shore Triangle. So that alone is adding
- 8 another 5 percent to our population.
- 9 MAYOR PANZENBECK: Mm-hmm.
- 10 MR. BUDRAITIS: We keep talking about,
- 11 you know, improving the downtown, vitalizing the
- 12 downtown, and all the benefits that -- all this
- 13 additional residential will have, you know, we just
- 14 built how many units? I think 146 units down at the
- 15 Village Square, but the -- I thought interesting
- 16 that the plan points out that conversations with
- 17 downtown Glen Cove stakeholders, including the BID
- 18 and Chamber of Commerce, the majority of people who
- 19 dine or shop in Glen Cove are local residents. But
- 20 it appears that the completion and occupation of
- 21 Village Square had little impact on the downtown
- 22 activity to date.
- 23 MAYOR PANZENBECK: Mm-hmm.
- 24 MR. BUDRAITIS: So we had 146 units in
- 25 there, but it didn't really seem to have any impact

- 1 MAY 14, 2024
- 2 on the downtown. So it's not necessarily
- 3 translating to more patrons, and it does seem that a
- 4 lot of the businesses that we want -- when we're
- 5 attracting more people and more businesses, we say,
- 6 bring them to Glen Cove, but it seems like there's a
- 7 small envelope of businesses that actually profit.
- 8 I think restaurants, you know, probably the most.
- 9 We get more density, more restaurants, you know,
- 10 acquire, but the other businesses, I don't know.
- 11 Except nail salons, let's not forget.
- MAYOR PANZENBECK: And dog groomers.
- MR. BUDRAITIS: Huh? And dog groomers
- 14 and you know, a lot of the service industry.
- 15 MAYOR PANZENBECK: Mm-hmm.
- 16 MR. BUDRAITIS: But for a business like
- 17 mine, you know, the photography studio, Glen Cove
- 18 has not really provided a very good opportunity in
- 19 terms of business from the community or honestly in
- 20 the city, and the economic climate, in general. My
- 21 sales have gone down tremendously in the last year
- 22 as the demographics has changed so drastically, and
- 23 a lot of people will say, well, the photo industry's
- 24 down in general, nobody's -- but that's not the
- 25 case. Professional Photographers of America did

- 1 MAY 14, 2024
- 2 surveys, and photography is booming in the rest of
- 3 the country with similar studios. So it seems to be
- 4 in Glen Cove.
- 5 The survey, I found, you know, pretty
- 6 good, I'm glad that you did a survey and got a lot
- 7 of input, and you know, kudos --
- 8 MAYOR PANZENBECK: They did the survey
- 9 right.
- MR. BUDRAITIS: -- kudos to getting 600
- 11 people. It says the most desired retail business is
- 12 clothing, shoes and accessories. We keep talking
- 13 about attracting businesses to downtown, but how do
- 14 you attract a shoe store? How do you attract a
- 15 clothing store? What do you do to try get stores
- 16 like that into town? You can't.
- 17 MAYOR PANZENBECK: We would love to get
- 18 stores like that in town.
- MR. BUDRAITIS: Huh?
- 20 MAYOR PANZENBECK: The don't want --
- 21 they just don't want to come here.
- MR. BUDRAITIS: Right, but you keep
- 23 saying we're going to try to attract these types of
- 24 businesses to Glen Cove, but the fact is, it's
- 25 almost impossible. You know, you can't -- either we

- 1 MAY 14, 2024
- 2 give away taxes, but if people don't want to move
- 3 into the retail establishments --
- 4 MAYOR PANZENBECK: Okay, you're way over
- 5 time.
- 6 MR. BUDRAITIS: I know. I got more,
- 7 too.
- 8 MAYOR PANZENBECK: Okay, I know, but
- 9 other people would like to speak.
- 10 MR. BUDRAITIS: Are there people that
- 11 want to still talk? Just one person. Huh? Couple
- 12 of people. Do you mind if I go on?
- MAYOR PANZENBECK: You know what it is?
- 14 We have an entire -- we have an entire agenda.
- MR. BUDRAITIS: I know, Pam, but you've
- 16 only held two public hearings on this. This is the
- 17 final public hearing, and unfortunately, the last
- 18 public hearing only had one person get up and speak,
- 19 so you saved time there. I'm happy to see a lot
- 20 more people showed up at this to give a lot more
- 21 input, but I think in a city of 30,000, with a
- 22 comprehensive plan, I would have liked to have seen,
- 23 you know, more people.
- I only got a little bit more, but
- 25 people, like 71 percent of the people, would like to

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- 2 fill vacant storefronts, and you know, you've done a
- 3 job, you talk about a lot of the new businesses that
- 4 you attract into Glen Cove, and I think it's great
- 5 to see so many new businesses. In my work with
- 6 Delia, I'm at quite a number of ribbon cuttings.
- 7 MAYOR PANZENBECK: Mm-hmm.
- 8 MR. BUDRAITIS: But we don't seem to
- 9 talk about why those businesses are vacant for
- 10 people to move in. So many of the ribbon cuttings
- 11 that I've been at with Delia are -- I'm at for the
- 12 second time.
- So there's a lot of vacancies in Glen
- 14 Cove. Businesses are not lasting a long time. I
- 15 can count quite a few businesses that opened up
- 16 three years ago that are no longer here today. So
- 17 yeah, you're filling storefronts, you're filling
- 18 storefronts that were left vacant by other
- 19 businesses and simply couldn't work the economic
- 20 environment in Glen Cove.
- 21 I'm skipping over a bunch of stuff.
- 22 MAYOR PANZENBECK: Okay.
- MR. BUDRAITIS: One thing, we talked
- 24 about the public transportation quite a bit, and the
- 25 residents around, but one thing that I found

- 1 MAY 14, 2024
- 2 interesting is, you know, you talk about more and
- 3 more people using the public transportation, but
- 4 only 10 percent of our workforce are residents.
- 5 Only 10 percent actually use public transportation.
- 6 A lot of people talk about the Long Island Railroad.
- 7 According to the CEO of the MTA, the Long Island --
- 8 the Oyster Bay branch is their least profitable
- 9 branch.
- 10 MAYOR PANZENBECK: Mm-hmm.
- MR. BUDRAITIS: So they're not going to
- 12 be investing a ton of money into the Oyster Bay
- 13 branch. As a matter of fact, according to the MTA
- 14 CEO, the Oyster Bay branch runs at a loss. So
- 15 people are trying to get more routes and more trains
- 16 and more things on the Oyster Bay line, you're kind
- 17 of pushing to run at more of a loss. Seventy-seven
- 18 percent of the people, and this is my biggest
- 19 concern, about the density is, 77 percent of the
- 20 workforce in Glen Cove drives to their job. They
- 21 take either a car, which is 70 percent, about 7
- 22 percent of the people take a carpool.
- So with 77 percent of our workforce
- 24 driving right now, it's an absolute nightmare to get
- 25 down Glen Cove Road unless anybody can tell me

- 1 MAY 14, 2024
- 2 otherwise. You know, there was an accident on Glen
- 3 Cove Road, and it just backed up cars forever. So
- 4 the more we keep increasing density -- one thing
- 5 that this plan doesn't have, and I don't see the way
- 6 to even address it is, and it does mention right in
- 7 their statement, their vision statement, is reducing
- 8 traffic congestion. So I'd like to hear some ideas
- 9 of what they can do to reduce traffic congestion,
- 10 especially Glen Cove --
- 11 MAYOR PANZENBECK: Anywhere people want
- 12 to live or compare our community to, want us to be
- 13 like Huntington, Babylon. They have a tremendous
- 14 amount of traffic, more than we even have, so --
- MR. BUDRAITIS: Yeah, but the difference
- 16 with them is they have multiple arteries in and out
- 17 of town --
- MAYOR PANZENBECK: Not necessarily.
- 19 MR. BUDRAITIS: -- for their traffic.
- 20 We have one. The only -- well, two. Heading
- 21 westbound, the only thing you do is take Glen Cove
- 22 Road, and heading the other way, all you can do is
- 23 take 106/107 which is a one lane road.
- So because we're on a peninsula, that
- 25 does set us apart from Huntington, Northport and a

- 1 MAY 14, 2024
- 2 lot of these other towns that don't have the volume
- 3 of a 28 or 30,000 -- 30,000 population city with so
- 4 many people trying to get out of Glen Cove, you
- 5 know.
- I also thought it was interesting to do
- 7 with some of our demographics is only 18 percent of
- 8 the workforce in Glen Cove lives in Glen Cove.
- 9 Eighty, 82 percent of the people that work in Glen
- 10 Cove live in another town, live outside Glen Cove.
- So I know -- I'm coming to the end of my
- 12 time, but the traffic is the biggest concern that I
- 13 have, and the -- when is enough going to be enough
- 14 is my real question, and building more and more and
- 15 more. We talked about the Avalon, when they built
- 16 the Avalon, over how that -- that was like 2003, we
- 17 were talking about, that was the Queensification of
- 18 Glen Cove, and now look at how many other
- 19 multi-story buildings, you know, we're putting up.
- 20 When is enough enough? You know Glen -- it's the
- 21 City of Glen Cove, but at what point do we want to
- 22 stop being like a big city?
- So you know, that -- that's one of my
- 24 biggest concerns.
- 25 MAYOR PANZENBECK: Are you hearing this,

1 MAY 14, 2024

- 2 Frank?
- 3 MR. FISH: Yes.
- 4 MAYOR PANZENBECK: Okay.
- 5 MR. BUDRAITIS: And you know, and my
- 6 other concern is, you know, how do you go about
- 7 attracting new businesses to town?
- 8 MAYOR PANZENBECK: Yeah.
- 9 MR. BUDRAITIS: Now you say you have
- 10 some control, a gentlemen was talking about, or
- 11 somebody was talking about the Staples Center in
- 12 terms of, you know, it's the landlords that come in,
- 13 and the landlords that decide. That's going to be
- 14 how many, I don't have the number here handy, but
- 15 the number of units that are going in there for
- 16 residential, doesn't the city have to approve how
- 17 many residential units go in there?
- 18 MAYOR PANZENBECK: That's in front of
- 19 the Planning Board, and that is not approved. So
- 20 don't assume that it will be, and usually --
- MR. BUDRAITIS: No, I understand that.
- 22 MAYOR PANZENBECK: Usually they'll come
- 23 in and ask for something, and they're -- they bring
- 24 it down, bring it down, bring it down until it's
- 25 settled.

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- 2 MR. BUDRAITIS: But they're mentioned
- 3 here specifically, and the number of units in the
- 4 Comprehensive Plan. So obviously, you know, whether
- 5 it's where it is through the CDA or whoever, it's
- 6 already included as projected in the Comprehensive
- 7 Plan, which is what leads me to, you know, do you
- 8 have to include it? Can you just say we're not
- 9 going to let that many more --
- 10 MAYOR PANZENBECK: We don't know
- 11 where -- we don't know where that is going to end up
- 12 at this time.
- 13 MR. BUDRAITIS: Okay.
- 14 MAYOR PANZENBECK: I mean, so many -- so
- 15 many people come and try to start projects and they
- 16 don't come to fruition, believe me.
- MR. BUDRAITIS: I understand. My
- 18 concern is how many people are succeeding with
- 19 projects and how many in the last 10 to 15 years,
- 20 how many new projects, residences, buildings and
- 21 everything else keep growing up in Glen Cove.
- 22 MAYOR PANZENBECK: Okay.
- MR. BUDRAITIS: So --
- 24 MAYOR PANZENBECK: All right.
- MR. BUDRAITIS: Ladies and gentlemen of

- 1 MAY 14, 2024
- 2 the --
- 3 MAYOR PANZENBECK: Thank you.
- 4 MR. BUDRAITIS: Thank you, very much.
- 5 MAYOR PANZENBECK: Thank you.
- But you didn't get to speak yet, Nancy.
- 7 Okay.
- 8 MS. SLEZAK: I just wanted to follow-up
- 9 with Mr. Budraitis spoke about.
- 10 As a real estate broker, I do both
- 11 residential and commercial properties, and when
- 12 bringing to the downtown, which I did two years ago
- 13 and last year on Glen Street, it took paper this
- 14 thick of papers, \$6,250 was the application fee. I
- do real estate in other towns, as well. It's \$100,
- 16 and it's two or three pages. So we have to do
- 17 something.
- 18 MAYOR PANZENBECK: We've been working to
- 19 make that easier.
- 20 COUNCILMAN MACCARONE: Grace, Grace --
- 21 MAYOR PANZENBECK: We've been looking to
- 22 make that easier.
- 23 COUNCILMAN MACCARONE: No, but Mayor, we
- 24 already addressed this.
- 25 MAYOR PANZENBECK: Yeah.

- 1 MAY 14, 2024
- 2 COUNCILMAN MACCARONE: We changed the
- 3 code for the downtown two years ago, two and a half
- 4 years ago.
- 5 MS. SLEZAK: No, because I still went
- 6 through it.
- 7 COUNCILMAN MACCARONE: Grace, we had
- 8 this conversation.
- 9 MS. SLEZAK: I know you were making a
- 10 change to the code, I'm aware of that.
- 11 COUNCILMAN MACCARONE: You were part of
- 12 it, you should.
- MS. SLEZAK: I was part of it, exactly.
- 14 COUNCILMAN MACCARONE: My point is,
- 15 you're 100 percent right but that was one of my
- 16 biggest gripes, and I know better than anybody, and
- 17 we've substantially relieved the public of that
- 18 burden.
- 19 MS. SLEZAK: And what is it actually
- 20 now?
- 21 COUNCILMAN MACCARONE: Well, what we did
- 22 was we -- we had an archaic code that specifically
- 23 states in different sections of the code, as you
- 24 know, what a permitted use is, what a prohibited use
- 25 is.

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1 MAY 14, 2024
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- 2 MS. SLEZAK: Mm-hmm.
- 3 COUNCILMAN MACCARONE: And it was
- 4 archaic.
- 5 MS. SLEZAK: Exactly.
- 6 COUNCILMAN MACCARONE: So we had to
- 7 reinvent that, and we've added substantial uses, we
- 8 took out uses that you probably will never see again
- 9 because they were from 50 years ago. We've redone a
- 10 lot of that over the last two and a half years, a
- 11 substantial amount, so that you're seeing -- that's
- 12 why you're not seeing so many applications before
- 13 the Planning Board, specifically, just for a
- 14 special-use permit saying I want to open a dog
- 15 groomer, but I can't because it's not mentioned in
- 16 the plan. So I need a special-use permit that's
- 17 going to cost me \$25,000 all in all between
- 18 architectural plans, and site plan approval and all
- 19 that stuff.
- 20 MS. SLEZAK: Right.
- 21 COUNCILMAN MACCARONE: So, I didn't mean
- 22 to cut you off, but what I was saying is we have
- 23 already addressed that in the downtown.
- MS. SLEZAK: I know it's been addressed,
- 25 and I know I was kind of a catalyst at it because of

- 1 MAY 14, 2024
- 2 the plan that I had been working on. But is it
- 3 enough? Do we see an improvement? Have we seen a
- 4 change? Have we seen any action as any result?
- 5 So maybe we need to change it even more,
- 6 to make it more conducive to bringing business to
- 7 our downtown. Glen Street is in need of a facelift.
- 8 If everybody painted their stores white, if they
- 9 don't have brick or stucco on the exterior, it would
- 10 make it a great improvement, and I think if the town
- 11 were to make that suggestion to every property
- 12 owner, every store owner, it would really be an
- 13 enhancement and bring people here. If you make it
- 14 attractive, it'll come.
- 15 MAYOR PANZENBECK: We're doing the
- 16 sidewalks further up on Glen Street and Danielle has
- 17 gotten a painter for some of those businesses, but
- 18 we can't force them to do it.
- 19 COUNCILWOMAN FUGAZY SCAGLIOLA: It's
- 20 not --
- 21 MAYOR PANZENBECK: We can't offer it to
- 22 them.
- 23 COUNCILWOMAN FUGAZY SCAGLIOLA: I mean,
- 24 Grace, it's not as easy as you think to get
- 25 everybody to do it. So now on one area, there's 10

- 1 MAY 14, 2024
- 2 stores. I have eight saying they will paint but
- 3 it's just not as simple as it seems, like, oh, yeah,
- 4 everybody's dying to do it, because they don't want
- 5 to spend money.
- 6 MAYOR PANZENBECK: They don't.
- 7 COUNCILWOMAN FUGAZY SCAGLIOLA: And
- 8 there's other reasons, too, that's one reason. But
- 9 I'm just saying that we are working on some of these
- 10 things we hear, and we hear you, and we agree with
- 11 you.
- 12 MAYOR PANZENBECK: Right, we agree with
- 13 you.
- MS. SLEZAK: A little more uniformity
- 15 would be so much more attractive.
- 16 COUNCILWOMAN FUGAZY SCAGLIOLA: Agreed.
- 17 MAYOR PANZENBECK: Well, you think that,
- 18 but that's our taste, and we can't push that on
- 19 everybody, either.
- 20 MS. SLEZAK: But there must be something
- 21 wrong with Glen Street if people don't come.
- 22 MAYOR PANZENBECK: We have two buildings
- 23 with landlords that we need to get --
- MS. SLEZAK: Yeah, I brought people, I
- 25 brought people --

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1 MAY 14, 2024
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- 2 MAYOR PANZENBECK: I know, I know.
- 3 MS. SLEZAK: -- as you know, you've come
- 4 to all the openings, but we need more is what I'm
- 5 saying, and I think just cleaning it up with white
- 6 paint is the most cost-effective.
- 7 MAYOR PANZENBECK: The issue is, though,
- 8 we don't own the buildings, and we can't just put
- 9 white paint. We can recommend --
- 10 MS. SLEZAK: Okay.
- 11 MAYOR PANZENBECK: -- but it's up to
- 12 them to do.
- 13 COUNCILWOMAN FUGAZY SCAGLIOLA: Like a
- 14 lot of --
- MAYOR PANZENBECK: We're kind of getting
- 16 off topic.
- MS. SLEZAK: How do other towns have
- 18 more uniformity? They even have uniformity in
- 19 signage, they have uniformity in --
- 20 MAYOR PANZENBECK: Yeah, we've been
- 21 working on trying to do that.
- MS. SLEZAK: That would be great.
- 23 MAYOR PANZENBECK: -- newer things, but
- 24 it's very difficult to do it with --
- MS. SLEZAK: Okay, I just wanted to

- 1 MAY 14, 2024
- 2 follow-up.
- 3 MAYOR PANZENBECK: Okay.
- 4 MS. SLEZAK: And make that suggestion,
- 5 because I've been through the process.
- 6 MAYOR PANZENBECK: Yeah.
- 7 MS. SLEZAK: And it was cumbersome.
- 8 MAYOR PANZENBECK: Okay.
- 9 MS. SLEZAK: And I know it's been
- 10 improved, but I think it could be improved a little
- 11 more, please.
- 12 MAYOR PANZENBECK: Okay, all right,
- 13 thank you.
- 14 MS. SLEZAK: And thank you.
- 15 MAYOR PANZENBECK: Nancy has been
- 16 waiting patiently.
- MS. SOBECK: That's okay.
- 18 MAYOR PANZENBECK: And then Maxine.
- MS. SOBECK: Oh, Maxine, do you want to
- 20 go?
- 21 MAYOR PANZENBECK: No, no, Nancy.
- MS. SOBECK: Nancy Sobeck, Southland
- 23 Drive.
- I have two questions, and then I want to
- 25 go into something that everybody's going to get mad

- 1 MAY 14, 2024
- 2 at me for.
- 3 Can you explain to me what this Climate
- 4 Smart Community is? What is a Climate Smart
- 5 Community? Do we owe them back for this grant that
- 6 we have to do certain things to include to go back
- 7 to them that we got the money for?
- 8 MR. FISH: Okay.
- 9 No, there's no -- there's no criteria
- 10 requirement that I know of that if you don't, you
- 11 know, meet certain criteria, they're going to want
- 12 their money back. They've already given you the
- 13 money.
- MS. SOBECK: No, no, what I'm saying
- 15 is, is this part of the grant saying, okay, you have
- 16 to put in LED lights in all the things or you have
- 17 to put this in here and do something like this.
- 18 MR. FISH: No, it's not a -- it's not a
- 19 mandate.
- MS. SOBECK: No strings is what I'm
- 21 getting at.
- MR. FISH: No, I don't want to go --
- 23 it's not a mandate that you have to do LED lights.
- 24 What they want you to do with the grant is that
- 25 look -- is at least look at a range of sustainable

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1 MAY 14, 2024
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- 2 issues, like for instance, some of them you're
- 3 already doing, like EV chargers for cars --
- 4 MS. SOBECK: Mm-hmm.
- 5 MR. FISH: -- that type of thing or
- 6 solar panels, that type of thing, to look at them.
- 7 It doesn't say you have to do them.
- MS. SOBECK: Okay, that was --
- 9 MR. FISH: They just want you to look at
- 10 them.
- 11 MS. SOBECK: I just didn't know if there
- 12 were strings attached.
- MAYOR PANZENBECK: No, Nancy, also,
- 14 we've done, I believe, changed our lighting out
- 15 years ago.
- 16 MS. SOBECK: Well, I hate LED.
- 17 MAYOR PANZENBECK: We changed the
- 18 lighting out a number of years ago -- I know, I do,
- 19 too. But we've kind of done that already.
- MS. SOBECK: Okay, and then one other
- 21 thing. I have a suggestion for a Frisbee golf
- 22 course up in Morgan Park. It doesn't cost anything.
- 23 MAYOR PANZENBECK: Okay.
- MS. SOBECK: It's very easy to do.
- 25 MAYOR PANZENBECK: Okay.

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1 MAY 14, 2024
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- MS. SOBECK: Heckscher Park has one.
- 3 It's great.
- 4 MAYOR PANZENBECK: Okay.
- 5 MS. SOBECK: Anyway, okay, to get to my
- 6 part that you're not going to like.
- 7 I've been doing some digging, and I'm a
- 8 little concerned about our water and the
- 9 contamination of our water. I am not a chemist by
- 10 any means, but I found something called the EWG
- 11 which is the Environmental Working Group. They're a
- 12 nationwide community of like 30 million people,
- 13 experts in all the different environmental issues
- 14 and things like that, and they're talking about --
- 15 we're dealing with forever chemicals again or still,
- 16 but are getting worse.
- 17 So as I'm digging through this, I'm
- 18 going through the PFAS.
- 19 MAYOR PANZENBECK: PFAS.
- MS. SOBECK: And the PB, whatever they
- 21 are, all these different chemicals.
- So in my travels, one of the things they
- 23 did say is that Glen Cove's water reports are great
- 24 according to federal standards. According to this
- 25 working group who studies these chemicals in our

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1 MAY 14, 2024
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- 2 water, our results are not great. We have
- 3 chromium-6 in our water. The guidelines that they
- 4 have is .02 percent parts per billion or less,
- 5 that's their guideline. Ours is .466.
- 6 MAYOR PANZENBECK: You know, if you
- 7 could give me that, it would be helpful, you know.
- MS. SOBECK: Yeah, I'll give you all the
- 9 papers, but we've got chromium-6, we've got HAA9,
- 10 we've got nitrates. There's five chemicals that are
- 11 poison that are in our waters that supposedly are
- 12 acceptable, but they're not.
- 13 MAYOR PANZENBECK: So I need you to give
- 14 me that, but I just want you to know we've been so
- 15 proactive, and we have done repairs on every single
- 16 one of our --
- MS. SOBECK: Well, that was one of my --
- 18 MAYOR PANZENBECK: -- of our water
- 19 stations, and we're about to open Seaman Road, and
- 20 as soon as we open Seaman Road, we can start to
- 21 do -- because we're in the water season now.
- MS. SOBECK: Well, I'll give you all
- 23 this, Pam, mayor, but --
- 24 MAYOR PANZENBECK: Pam, I'm Pam.
- MS. SOBECK: But my question is when --

- 1 MAY 14, 2024
- 2 I found a report from 2022 is the last report that I
- 3 have from our drinking water quality report. Like I
- 4 said, again, federal says it's okay, but it's not.
- 5 So I highlighted some of the things --
- 6 MAYOR PANZENBECK: Okay.
- 7 MS. SOBECK: -- that I see here. I
- 8 don't know when our water was tested last aside from
- 9 the 2022, but also --
- 10 MAYOR PANZENBECK: Our water gets tested
- 11 pretty regularly.
- MS. SOBECK: But they're not testing,
- 13 it's not mandatory to test for these. That's the
- 14 problem.
- 15 MAYOR PANZENBECK: All right.
- MS. SOBECK: Chromium is not mandatory,
- 17 any of these things are not mandatory.
- 18 MAYOR PANZENBECK: Right.
- MS. SOBECK: Which is a problem because
- 20 you don't -- they really don't show up in our
- 21 reports.
- 22 MAYOR PANZENBECK: Let me -- I have a
- 23 wonderful water guy, and we will go over that with
- 24 him, and he'll give me the information because I'm
- 25 not a water expert.

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- 2 MS. SOBECK: But then my -- so with all
- 3 that, my question to you is, do you have people
- 4 that -- because this whole thing is based on our
- 5 water quality and how many people are coming into
- 6 town and everything else. Do you have people that
- 7 check this water? When was the water checked at
- 8 Garvies Point? All the industrial area? We don't
- 9 know.
- 10 MAYOR PANZENBECK: Well, he doesn't have
- 11 that, I will have to have that.
- MS SOBECK: No, but I'm just wondering
- 13 if that committee, because you have this, that's not
- 14 part of anything you do.
- MAYOR PANZENBECK: No, that's not part
- 16 of it.
- MR. FISH: No.
- 18 MS. SOBECK: Okay.
- 19 MAYOR PANZENBECK: It's about our water.
- 20 I'll take whatever information --
- MS. SOBECK: I'll e-mail this to you.
- 22 MAYOR PANZENBECK: E-mail it to me,
- 23 that'd be great.
- MS. SOBECK: I'll get clean copies.
- 25 MAYOR PANZENBECK: That would be

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1 MAY 14, 2024
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- 2 wonderful or the dirty copies, it's fine, I don't
- 3 care, I'll take anything.
- 4 MS. SOBECK: Either one.
- 5 MAYOR PANZENBECK: Okay.
- 6 Maxine?
- 7 MS. MAYREIS: Maxine Mayreis, Beatrice
- 8 Lane, Glen Cove, and firstly, I would like to echo
- 9 what Barbara Peebles said about what an honor it is
- 10 to work with the Core Working Group on this
- 11 Comprehensive Plan, and what an amazing -- what an
- 12 amazing bunch that we're working with, and speaking
- 13 of amazing, Ann Fangmann is almost freakishly
- 14 unbelievable; isn't she?
- So what I wanted to say, I'm always, you
- 16 know, I'm very involved with the Chamber of
- 17 Commerce, Glen Cove Chamber of Commerce. What I
- 18 hear a lot is that there's an emphasis from people
- 19 looking for a playhouse. I know it was mentioned a
- 20 few times tonight, but I couldn't sit by without
- 21 adding my emphasis to it because of what I hear from
- 22 the people in the Glen Cove Chamber, that it would
- 23 bring, obviously, what people have spoken about
- 24 already tonight, people to eat in our restaurants,
- 25 maybe stroll and shop in shops and bring excitement

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1 MAY 14, 2024
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- 2 and make this a destination town -- city, beautiful
- 3 city.
- 4 MAYOR PANZENBECK: It's a town, it's
- 5 still a town.
- 6 MS. MAYREIS: Okay, so you'll allow me
- 7 that, and there has also been talk about Greenway
- 8 Glen Cove, I think is what it was called, and that
- 9 is about bikes, Citi Bikes, and I think that's a
- 10 really cool idea and would make it easy to get
- 11 around, not worry about parking really, and so that
- 12 would be, hopefully, considered in the Comprehensive
- 13 Plan, and that's the extent of my remarks.
- 14 MAYOR PANZENBECK: Thank you.
- MS. MAYREIS: Thank you, very much.
- 16 MAYOR PANZENBECK: Thank you, dear.
- 17 Yes, Mr. Smith?
- I just got a message, wait a second,
- 19 from the owner of Trubee Hill that he said he just
- 20 found out they won Best Gift Shop on Long Island
- 21 second year in a row. So that's wonderful, and they
- 22 deserve it.
- MR. SMITH: Just one last thought.
- 24 I've been in the current business that
- 25 I'm in for 51 years in Glen Cove, 47 of which in the

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1 MAY 14, 2024
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- 2 same building, and I've yet to get a customer from,
- 3 just to reiterate what Peter was saying, I've yet to
- 4 get a customer from either one of the two Avalons or
- 5 the Village Square or the Waterfront yet. So
- 6 high-density housing projects don't work.
- 7 MAYOR PANZENBECK: Okay.
- Yes, Maxine? And then we're going to
- 9 get ready to wrap up. We have a whole agenda that
- 10 we haven't even started yet.
- 11 MS. MAYREIS: Thank you.
- I wanted to comment about traffic, and
- 13 we can't have it both ways, and if we want people to
- 14 come here and make this a destination, then we have
- 15 to live with traffic and figure out how to handle
- 16 that.
- 17 MAYOR PANZENBECK: Mm-hmm.
- MS. MAYREIS: And yes, people have
- 19 closed their doors in town, we all know that, but
- 20 you know, I think we've been to at least 100 ribbon
- 21 cuttings in the last year alone, the Chamber
- 22 membership, I'll tell you, has been --
- 23 MAYOR PANZENBECK: Has boomed.
- MS. MAYREIS: -- growing very
- 25 feverishly.

- 1 MAY 14, 2024
- 2 So there are businesses coming to town.
- 3 Of course, there are vacancies, but hopefully, if we
- 4 have more buzz in the town, then people will be more
- 5 likely to rent the spaces.
- 6 MAYOR PANZENBECK: We've been lucky that
- 7 when something closes, something opens.
- 8 MS. MAYREIS: Yes.
- 9 MAYOR PANZENBECK: And we have the
- 10 ribbon cutting for Mad Chicken.
- MS. MAYREIS: Yes.
- 12 MAYOR PANZENBECK: On Friday.
- MS. MAYREIS: Thank you.
- 14 MAYOR PANZENBECK: Okay.
- Okay, okay, Koorosh.
- MR LIEBOWITZ: Hello, everyone, Koorosh
- 17 Liebowitz, 80 Eastland Drive, Morgan's Island, born
- 18 and raised.
- 19 MAYOR PANZENBECK: Like all of us up
- 20 here, like a lot of us up here.
- MR. LIEBOWITZ: Hello, everyone.
- So I look around, and I would imagine
- 23 I'm probably the, so I just, more just giving my
- 24 comment.
- 25 Reading through the plan and somewhat

- 1 MAY 14, 2024
- 2 being involved with it, that I actually, I'm kind of
- 3 an oddball, I'm born and raised in Glen Cove, went
- 4 to college on Long Island, at Hofstra, and I work in
- 5 the Glen Cove -- I work in City Hall, you know, so I
- 6 guess I'm sort of the anomaly; right? But I want to
- 7 just say that we -- and I guess speaking from
- 8 somebody, as a 27-year old, you know, my generation;
- 9 right? That we have a lot to look forward to in
- 10 Glen Cove, and I consider this to be the sort of
- 11 tipping point; right? And depending on which way we
- 12 lean; right? We have to be very careful how we
- 13 tread.
- But this is an exciting time, I think,
- in Glen Cove's history because we're going through
- 16 this planning process, but unlike any previous plan,
- 17 I think this is the most comprehensive plan, not
- 18 only because it looks forward, but also because it
- 19 looks backward; right? So if you look throughout
- 20 the plan, you'll see all these previous sort of
- 21 plans, if you will, what have you, and we're using
- 22 that to go forward; right? And I think that's very
- 23 important given Glen Cove's history with
- 24 development; right? It's a very touchy subject. I
- 25 think that's why a lot of people do voice their

- 1 MAY 14, 2024
- 2 concerns.
- 3 So I just want to say as a 27-year old,
- 4 one of Glen Cove's youth, I still consider myself a
- 5 youth; right? That Glen Cove is in a good position,
- 6 and I think it's just a matter of how our elected
- 7 officials proceed with this plan. I think they have
- 8 to proceed carefully, you know, not just with the
- 9 plan, but with any decisions that comes forward;
- 10 right?
- And that's about it.
- 12 MAYOR PANZENBECK: A lot of great things
- 13 are happening.
- 14 Thank you.
- So at this point, I move to close.
- MR. BUDRAITIS: Just a couple of more
- 17 words.
- 18 MAYOR PANZENBECK: Well, wait a second.
- 19 You have three minutes.
- MR. BUDRAITIS: Fair enough.
- 21 MAYOR PANZENBECK: Please; okay?
- 22 Please.
- MR. BUDRAITIS: Fair.
- 24 MAYOR PANZENBECK: I mean, you had like
- 25 12 minutes or 15 last time.

- 1 MAY 14, 2024
- 2 MR. BUDRAITIS: I know.
- MAYOR PANZENBECK: And we have an entire
- 4 agenda.
- 5 MR. BUDRAITIS: I understand.
- 6 MAYOR PANZENBECK: Okay.
- 7 MR. BUDRAITIS: In terms of the agenda,
- 8 I'd like to maybe suggest that you don't hold public
- 9 hearings on the same night --
- 10 MAYOR PANZENBECK: Well, we kind of have
- 11 to.
- MR. BUDRAITIS: -- as the Council
- 13 meeting.
- 14 MAYOR PANZENBECK: We kind of have to.
- MR. BUDRAITIS: First of all, what he
- 16 said, you know, it's great to see somebody, it's an
- 17 anomaly, but I live in the house I grew up in. I've
- 18 had my studio in Glen Cove and my business in Glen
- 19 Cove for almost 40 years, and I went to school
- 20 locally, too. So you see more and more people that
- 21 say that, that have come into Glen Cove and stayed
- 22 in Glen Cove. It will be under three minutes.
- Again, I'd like to give kudos to the
- 24 company that put together this plan, and there are a
- 25 couple of things that I left out that I recognize

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1 MAY 14, 2024
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- 2 the positive benefits that they said.
- 3 You did get into quite a bit of
- 4 information about the stormwater and the remediation
- 5 or taking care of planning for the future of the
- 6 storms, and I just want to reinforce how important
- 7 that is. They said that there might be up to a 30
- 8 inch rise in our sea levels --
- 9 MAYOR PANZENBECK: Mm-hmm.
- 10 MR. BUDRAITIS: -- in the next 25 years.
- 11 That's pretty scary. That's going to affect a lot
- 12 of people.
- In terms of my talking about, you know,
- 14 the density and everything, I would like to
- 15 recognize that -- they did, to an extent, recognize
- 16 the concerns about density in this proposal.
- 17 MAYOR PANZENBECK: Mm-hmm.
- MR. BUDRAITIS: I don't want to
- 19 insinuate that it was completely left out.
- Goal number 2.1, preserve existing
- 21 residential neighborhoods, preserve established
- 22 residential neighborhood's scale and character by
- 23 maintaining and enforcing existing residential
- 24 zoning. I think the city needs to follow through,
- 25 and to do even more of that right now in terms of

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1 MAY 14, 2024
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- 2 multiple people in dwellings that are not rated for
- 3 that.
- 4 They do say control the scale and
- 5 density of new development to avoid overdevelopment.
- 6 So I'm glad to hear that you are talking about
- 7 curbing some of that. I hope you adhere to that.
- Balance the benefits of negative
- 9 externalities with new development to meet the
- 10 city's goals. So that's kind of what I'm talking
- 11 about is, you got to weigh the back and forth, and
- 12 do not allow more density than is currently
- 13 permitted by existing code without an overriding
- 14 public purpose, and I think that says the most about
- 15 our density, and I hope that the other city takes
- 16 that.
- 17 My other concern is bringing a lot of
- 18 the businesses in, and I mentioned before, bringing
- 19 businesses in but giving away tax incentives quite a
- 20 bit is a problem. That's not the way to attract
- 21 businesses into Glen Cove because that's what hurts
- 22 us in the long run and that's what benefits them. I
- 23 never got a tax pilot from moving in, and sadly, I'm
- 24 closing my studio because I can't afford to be in
- 25 Glen Cove. Like Rick said, 90 percent of my

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1 MAY 14, 2024
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- 2 customers come from outside of Glen Cove, probably
- 3 more than that, and I've not gotten any customers
- 4 from any of these new developments.
- 5 But my concern also is, you know, I
- 6 mentioned earlier the pilot program with the
- 7 waterfront, and you know, we gave an awful lot of
- 8 money away for projects that they had agreed in
- 9 their contract to pay for, and those pilots have
- 10 stopped to a large extent, and now our school
- 11 district is --
- MAYOR PANZENBECK: Temporarily, they're
- 13 not stopped forever, so --
- MR. BUDRAITIS: Hmm?
- 15 MAYOR PANZENBECK: They're not stopped
- 16 forever.
- MR. BUDRAITIS: Okay.
- MAYOR PANZENBECK: We're working on
- 19 that.
- MR. BUDRAITIS: But my concern is that
- 21 right now, from what I understand, the school
- 22 districts are being forced to dip into some of their
- 23 reserves to compensate for the pilots that aren't
- 24 being paid. So that's a whole other --
- 25 MAYOR PANZENBECK: That's another --

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1 MAY 14, 2024
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- 2 MR. BUDRAITIS: A whole other
- 3 discussion.
- 4 MAYOR PANZENBECK: That's not part of
- 5 the plan.
- 6 COUNCILMAN MACCARONE: I just have a
- 7 quick question because obviously the pilots are down
- 8 at the waterfronts and RXR, but I repeatedly see,
- 9 every time someone, like, someone posts on Facebook
- 10 that the store is empty, what's next; right? And
- 11 you get the comments, oh, it's going to be a nail
- 12 salon, and the next thing I see every time is, and
- 13 they're going to get a tax incentive. What tax
- 14 incentive has anybody ever got other than RXR? Like
- 15 what other business have -- has this city ever given
- 16 tax incentives to?
- 17 MAYOR PANZENBECK: He's talking about
- 18 pilots.
- MR. BUDRAITIS: You know, well, the
- 20 pilots or whatever -- you know, you're right I can't
- 21 think of any off the top of my head.
- 22 MAYOR PANZENBECK: It's the little small
- 23 businesses don't get the pilots, so --
- MR. BUDRAITIS: It's the RXR --
- 25 COUNCILMAN MACCARONE: No, of course, no

- 1 MAY 14, 2024
- 2 doubt.
- MR. BUDRAITIS: That's the biggest one,
- 4 I mean, my grand -- my grandchildren probably won't
- 5 see the benefits of the taxes of that whole
- 6 development.
- 7 COUNCILWOMAN FUGAZY SCAGLIOLA: So, it
- 8 is crazy when you think about it. I can remember
- 9 being young here when they built those Avalons, and
- 10 there was this idea --
- 11 MAYOR PANZENBECK: Just came back.
- 12 COUNCILWOMAN FUGAZY SCAGLIOLA: -- oh,
- 13 we're going, you know, the people are going to, we
- 14 build it, the people are going to come, the people
- 15 are going to come, and just now, I mean, I'm an
- 16 adult, my kids are almost adult. Did they come on
- 17 our tax roll?
- 18 MAYOR PANZENBECK: They just came last
- 19 year.
- 20 COUNCILWOMAN FUGAZY SCAGLIOLA: Just
- 21 last year, and that's when they changed from Avalon
- 22 to Fairfield.
- 23 MAYOR PANZENBECK: Mm-hmm.
- MR. BUDRAITIS: And the Avalon was built
- 25 in 2003.

1	MAY 14, 2024
2	COUNCILWOMAN FUGAZY SCAGLIOLA: Thirty,
3	it's was 30 years, it's a 30 year pilot. That's
4	not
5	MR. BUDRAITIS: For 30 years. So you
6	know, that goes to kind of my answer to that, too,
7	that was another one. They're just being put on the
8	tax rolls now. That's crazy.
9	I do confess, though, I do remember I
10	had one customer and that was from Avalon that came
11	in, but yeah.
12	Thank you, very much.
13	MAYOR PANZENBECK: Thank you.
14	So I move to close tonight's Public
15	Hearing A.
16	May I have a second?
17	COUNCILWOMAN FUGAZY SCAGLIOLA: Second.
18	MS. PEMBERTON: Danielle Fugazy
19	Scagliola.
20	Will the Clerk please poll the Council?
21	MS. PEMBERTON: Councilman Zozzaro?
22	COUNCILMAN ZOZZARO: Aye.
23	MS. PEMBERTON: Councilwoman Silverman?
24	COUNCILWOMAN SILVERMAN: Yeah, I want to

City of Glen Cove City Council Meeting - Public Hearing

thank the public for the lively discussion tonight

Ţ	MAY 14, 2024
2	and participating. This is our plan, not just this
3	Board's plan or our consultants' plan, and it's
4	really for all of Glen Cove.
5	So thank you for the comments, and I
6	vote aye.
7	MS. PEMBERTON: Councilman Farnan?
8	COUNCILMAN FARNAN: Aye.
9	MS. PEMBERTON: Councilwoman Fugazy
10	Scagliola?
11	COUNCILWOMAN FUGAZY SCAGLIOLA: I vote
12	aye.
13	MS. PEMBERTON: Councilman Ktistakis?
14	COUNCILMAN KTISTAKIS: Aye.
15	MS. PEMBERTON: Councilman Maccarone?
16	COUNCILMAN MACCARONE: Aye.
17	MS. PEMBERTON: Mayor Panzenbeck?
18	MAYOR PANZENBECK: I vote aye, and now
19	we're going to zoom through the agenda; okay?
20	(WHEREUPON, this public hearing was
21	concluded.)
22	
23	
24	
25	

1	MAY 14, 2024
2	CERTIFICATE
3	
4	STATE OF NEW YORK)
5	SS:
6	COUNTY OF NASSAU)
7	
8	I, DEBBIE BABINO, a certified Shorthand Reporter in the
9	State of New York, do hereby certify:
10	
11	That the foregoing is a true and accurate transcript of
12	my stenographic notes.
13	
14	
15	IN WITNESS WHEREOF, I have set my hand
16	on this 26th day of May, 2024.
17	
18	
19	
20	Debbie Babino, Certified Reporter
21	
22	
23	
24	
25	

\$	49:11, 50:20, 69:19 2010 (3) - 20:5, 20:11,	82[1] - 80:18	adopt[3] - 19:20, 42:17, 48:7	70:8, 79:21, 86:7 and-a-half [1] - 66:13
\$10,000 [1] - 72:13	20:24	9	adopted [2] - 8:14,	ANN [1] - 2:13
\$100 _[1] - 84:9	2022 [2] - 95:20, 96:4		19:15	Ann [10] - 6:2, 13:12,
\$100,000 [1] - 25:5	2023 [1] - 113:15	9 [1] - 1:16	adopting [1] - 36:10	15:14, 22:10, 22:13,
\$168 [1] - 59:15	2024 [3] - 1:17, 4:23,	90 [1] - 107:13	adoption [2] - 6:14,	36:7, 38:3, 48:16,
\$170 [1] - 60:8	5:3	98 [1] - 70:23	8:11	49:18, 98:12
\$2,000 [1] - 24:22	21 [1] - 43:8 ⁻		• adult[2] - 110:7,	announce [1] - 4:19
\$200,000 [2] - 24:23,	210 [1] - 64:12	Α	110;8	announcements [2] -
25:21	21st(r) - 113:15	able [2] - 8:7, 62:14	advised [1] - 7:23	4:12, 4:13 anomaly [2] - 102:10,
\$25,000 [1] - 86:14	25 [4] - 19:16, 42:24,	absolute [1] - 79:6	affects [1] - 105:20 afford [2] - 34:11,	104:23
\$30,000 [1] - 80:12	63:6, 105:19 26th [1] - 45:14	absolutely [1] - 52:5	107:12	answer [7] - 12:9,
\$ 50,000 [7] - 25:2,	27 [1] - 43 :8	acceptable [1] - 95:3	affordable[1] - 34:13	12:10, 13:9, 19:7,
25:3, 25:6, 25:7, 25:8, 25:22, 25:23	27-year [2] - 102:12,	accessories [1] -	agencies [4] - 13:19,	19:8, 31:15, 110:21
\$6,250 [1] - 84:7	103:8	75:12	22:15, 23:10, 25:4	answerthat [1] - 36:5
Action (d. a.m.	275 [1] - 69:20	accident [1] - 79:9	Agency [1] - 6:4	ant [1] - 76:4
1	28 [1] - 80:12	accommodate [1] -	agenda [7] - 30:2,	anticipate [1] - 28:18
·	28th [2] - 4:23, 5:3	26:3	49:12, 76:15,	anytime [1] - 17:14
'20s [1] - 61:12		_ accommodating [1] -	100:12, 104:10,	anyway [3] - 10:22,
'80s [3] - 55:4, 55:6,	3	51:18 accomplish [1] - 35:3	104:13, 112:16	47:11, 93:17 apart [1] - 80:10
56:15	30 ஞ - 6:23, 93:25,	accomplishments [1]	ago [11] ~ 16:21, 19:16, 30:11, 43:7,	apartment [9] - 29:17,
0	105:16, 110:18,	- 7:7	77:19, 84:6, 84:21,	29:19, 30:3, 31:3,
U	110:20	accordance [1] -	84:22, 86:5, 92:25,	32:22, 32:24, 33:6,
02 [1] - 94:17	30,000 [2] - 76:23,	32:11	93:4	34:4, 54:22
	80:13	according [4] - 78:12,	ag ree [3] - 24:8,	apartments [6] -
1	33 [1] - 8:22	78:18, 94:13, 94:14	88:12, 88:13	29:18, 33:5, 34:6,
		_ accordingly[1] - 13:5	Agreed [1] - 88:18	34:12, 41:13, 42:11
1,000 [2] - 60:23	4	accurate [1] - 113:10	agreed [1] - 107:22	application [8] -
1,040 [1] - 70:9	40 to 55:2 104:25	acquire [1] - 74:6	ahead [2] - 42:22,	31:21, 32:4, 32:7,
10 թյ - 70:11, 70:12, 78:8, 78:9, 83:11,	40 [2] - 55:3, 104:25 466 [1] - 94:19	action [5] - 34:22, 34:25, 35:6, 35:10,	69:18	32:10, 32:14, 36:11, 38:24, 84:8
88:3	47 [1] - 100:2	87:3	aided (1) - 69:22 Allegiance [2] - 3:7,	applications [5] -
100 [4] - 7:13, 25:17,	+* (i) 100	_ activist [1] - 52:16	3:13	22:14, 32:2, 37:8,
85:10, 100:23	5	activities [1] - 56:9	alley[1] - 14:11	39:12, 86:8
106/107 [1] - 80:7		- activity [1] - 73:17	allow[3] - 12:17, 99:6,	apply [1] ~ 26:6
109[1] - 4:21	5 [1] - 72:25	add [7] - 15:12, 22:9,	106:23	appointed [1] - 5:9
12 [1] ~ 104:7	50 [3] - 7:22, 47:21,	26:23, 28:4, 38:20,	allowance[1] - 66:6	appreciate [4] - 50:14,
14 (1) - 1:17	86:4	58:3, 65:18	allowed [3] - 18:4,	64:16, 64:21, 68:25
14-month [1] - 9:9	51 [2] - 34:19, 100:2	added [3] - 48:16,	18:18, 31:22	approach [2] - 7:3,
142 [1] - 29:18	6	- 70:12, 86:2	allowing [1] - 18:6	14:7
146 [2] - 73:9, 73:19		adding [ɜ] - 17:4, - 72:25, 98:21	allows [1] - 18:14	appropriate [2] - 26:24, 49:16
14th [1] - 3:3 15 [3] - 39:16, 83:11,	60 [1] - 47:21	addition [1] - 21:25	almost [8] - 55:3, 61:24, 70:11, 72:23,	approval [1] - 86:15
104:7	600 [1] - 75:10	additional [3] - 8:21,	76:2, 98:12, 104:25,	approve [2] - 28:19,
150,000 [1] - 24:25	615 [1] - 72:23	45:14, 73:7	110:7	82:5
18[1] - 80:16		address [11] - 6:18,	alone [2] - 72:25,	approved [2] - 25:19,
	. 7	10:21, 16:14, 20:20,	100:23	82:9
2	7 [1] - 79:3	- 40:15, 42:21, 46:19,	amazing 🛭 – 61:18,	April [1] - 9:10
0.4	70 [1] - 79:3	47:17, 48:24, 79:13,	62:8, 98:10, 98:11	arcade [1] - 11:12
2.1 [1] - 106:6 20 [3] - 19:16, 39:16,	71 [2] - 72:21, 77:3	84:18 addressed [5] - 22:3,	Amazon [1] - 55:22	archaic [2] - 85:17,
72:5	77 [4] - 10:24, 10:25,	30:23, 72:10, 86:20,	amended [1] - 19:16	85:23 architectural [1] -
200 [4] - 20:12, 29:19,	78:25, 79:5	86:23	amending [1] - 4:20 amendment [1] - 5:2	86:14
60:19	7:30 [1] - 1:18	adequate [1] - 56:17	amendments (3) ~	area [5] ~ 56:18, 67:12,
200,000 [1] - 24:24		adhere (1) - 106:18	20:24, 22:20, 23:16	67:21, 88:2, 97:5
2003 [2] - 81:4, 110:16	8	adjourned [2] - 4:22,	America [1] - 74:25	areas [2] - 40:24, 52:9
2009 [8] - 20:22,	80 [1] - 101:21	- 5:3	amount [7] - 16:22,	arteries [1] - 79:24
20:25, 22:12, 23:17,	antii. miret	adjusted [i] - 72:12	47:13, 51:7, 54:2,	aside [1] - 96:4

City of Glen Cove City Council Meeting - Public Hearing

assign [1] - 35:4 assist [2] - 37:5, 54:13 assume [2] - 27:14, 82:9 astronomical [1] -34:8 attached [1] - 92:22 attendants [2] - 44:6, 44:7 attending [2] - 5:17, 7:9 attention [2] - 20:6, 21:19 attorneys [1] - 4:24 attract [5] - 75:14, 75:15, 75:24, 77:6, 107:8 attracting [3] - 73:24, 75:13, 81:19 attractive [1] - 88:16 attractive, it'll [1] -87:14 audition [1] - 63:22 Audrey [2] - 42:23, 63:5 authority [2] - 12:13, 12:19 automatic [1] - 24:14 available [3] - 5:21, 16:9, 40:9 Avalon [5] - 81:2, 81:3, 110:13, 110:15, 110:25 Avalons [2] - 100:6, 109:25 Avenue [4] - 46:21, 51:4, 54:21, 55:14 average [3] - 72:4, 72:12, 72:13 avoid [1] - 106:15 aware [3] - 47:4, 47:22, 85:4 awful [1] - 107:20 aye [7] - 111:15, 111:25, 112:3, 112:7, 112:10, 112:13, 112:15

В

BABINO [1] - 113:7 Babino [1] - 113:19 Babylon [1] - 79:20 backed [1] - 79:9 background [1] - 47:5 backward [1] - 102:23 backwards [1] - 22:13 badly [1] - 53:4 balance [2] - 46:5, 106:18

Barbara [3] - 46:18, 46:20, 98:7 base [2] - 54:25, 71:12 based [7] - 8:9, 9:6, 15:24, 41:7, 41:11, 41:16, 96:25 Bat [2] - 59:25, 78:19 Bay[3] - 78:13, 78:17, 78:21 Beach [n - 51:23 Beast [1] - 60:22 Beatrice [1] - 98:6 beautiful [5] - 52:5, 57:10, 59:7, 61:17, 99:3 Beauty [1] - 60:22 beef [1] - 53:6 begin [4] - 3:3, 3:5, 6:15, 72:4 beginning [1] - 21:21 behalf [1] - 8:14 behind [1] - 49:12 belief [1] - 47:15 below [2] - 72:7, 72:16 beneficial [1] - 26:11 benefits [6] - 71:5, 73:6, 105:9, 106:18, 107:10, 109:20 best[2] - 43:14, 48:18 Best[1] - 99:21 better [9] - 16:6, 39:5, 39:20, 43:9, 44:13, 45:25, 50:16, 50:19, 85:11 between [2] - 46:6, 86:14 beyond [1] - 47:14 BFJ [8] - 5:25, 7:6, 7:11, 47:9, 47:10, 49:5, 49:14 BFJ's [2] - 25:20 bicycles [2] - 51:19, 53:14 BID [1] - 73:12 bia 161 - 26:9, 48:4, 50:5, 63:13, 68:11, 81:10 bigest [1] - 81:12 bigger[1] - 65:18 biggest [5] - 70:3, 78:24, 80:23, 85:11, 109:18 bike [4] - 51:20, 51:21, 51:22, 53:6 bikes [1] - 99:9 Bikes [1] - 99:9 bill [2] - 71:20, 71:24 billion [1] - 94:18

bin [1] - 53:17

bit [11] - 16:20, 34:22,

43:9, 46:11, 52:3, 69:21, 72:10, 77:2, 78:4, 105:11, 107:7 block [1] - 18:13 blue [1] - 63:9 Board [6] - 2:9, 19:14, 24:13, 24:14, 82:8, 86:9 board [2] - 19:15, 31:21 Board's [1] - 111:21 boards [1] - 21:15 boards,! [1] - 30:22 boats [1] - 4:21 Bohack [1] ~ 66:3 bond [1] - 70:17 boomed [1] - 101:2 booming [1] - 75:2 boonie [1] - 46:6 boonies [1] - 46:9 born [2] - 101:22, 102:6 bottom [1] - 31:11 bought[1] - 61:2 bowling [1] - 14:11 box [1] - 55:22 Boy [1] - 59:25 branch [4] - 78:13, 78:14, 78:18, 78:19 brand [1] - 57:9 Brian [3] - 3:6, 3:8, 3:10 brick [1] - 87:8 brief [1] - 7:15 briefly [2] - 9:21, 20:20 bring [13] - 14:5, 41:10, 41:17, 42:15, 62:6, 64:19, 73:25, 82:14, 87:13, 98:23, 99:2 bringing 5 - 43:12, 84:5, 87:5, 107:4, 107:6 brochure [1] - 16:24 broker [1] - 84:3 brother [1] - 66:25 brought [5] - 21:19, 51:13, 60:23, 89:3, 89:4 Bruce [1] - 28:2 bucolic [1] - 52:4 budget [4] - 36:15, 36:20, 36:21, 36:23 build [11] - 12:14, 12:20, 22:16, 42:8, 42:10, 46:12, 62:4, 63:16, 64:2, 70:6,

26:15, 29:17, 31:3, 32:22, 32:24, 33:6, 34:11, 41:2, 42:11, 70:9, 80:25, 89:2, 100:3 buildings [8] - 17:11, 34:5, 34:7, 54:23, 70:24, 81:6, 83:13, 89:12 built@ - 16:23, 16:24, 22:16, 39:10, 70:9, 73:8, 81:2, 109:24, 110:15 bunch [3] - 52:8, 77:25, 98:10 burden [2] - 71:14, 85:13 bus [8] ~ 43:16, 43:17, 43:18, 43:22, 43:25, 45:12, 51:15 buses [1] - 43:19 business [16] - 12:22, 12:23, 14:20, 14:21, 18:10, 18:16, 43:13, 64:19, 65:2, 74:14, 74:17, 75:12, 87:6, 99:25, 104:25, 109:6 businesses [25] -18:6, 18:9, 38:11, 57:15, 57:16, 59:4, 73:23, 73:25, 74:3, 74:7, 75:13, 75:25, 77:6, 77:8, 77:12, 77:17, 77:18, 77:22, 81:19, 87:18, 101:5, 107:5, 107:6, 107:8, 109:14 buy [1] - 56:4 buyer[2] - 41:12, 41:14 buzz[1] - 101:7 buzzword [2] - 50:5, 50:13 buzzwords [1] - 58:8

C

Cafe [1] - 61:21 Camille [1] - 48:14 capacity [1] - 29:20 capital [3] - 18:12, 36:21, 36:22 car [6] - 27:18, 27:20, 28:9, 43:4, 43:5, 79:3 care [2] - 97:25, 105:13 careful [1] - 102:17 carefully [1] - 103:14 Carlo [1] - 64:11

carpool [1] - 79:4 Carroche [1] - 101:19 Carrosh [1] - 101:21 cars [5] - 17:12, 28:7, 29:20, 79:10, 92:13 Carter [1] - 54:7 case [2] - 70:7, 74:24 cases [1] ~ 19:12 cash [2] - 25:2, 25:22 catalyst [1] - 86:23 CDA [4] - 15:14, 47:12, 48:14, 82:19 ceiling [1] - 59:16 celebratory [1] - 63:13 Center [5] - 29:14, 29:15, 30:2, 31:3, 81:23 center[9] - 8:21, 31:6, 31:7, 33:4, 64:13, 64:23, 65:11, 65:18, 66:3 centers [2] - 42:8 CEO [2] - 78:12, 78:19 certain [3] - 39:21, 91:13, 91:19 certified [1] - 113:7 Certified [1] - 113:19 certify [1] - 113:8 cetera [2] - 43:15 Chamber [6] - 17:22, 73:12, 98:16, 98:22, 100:24 chamber [1] - 18:8 chance [1] - 6:22 change [5] - 13:4, 62:5, 85:4, 87:2, 87:4 changed [9] - 23:6, 23:16, 55:14, 55:16, 74:21, 84:20, 92:24, 93:3, 110:12 changes [7] - 9:15, 12:17, 20:10, 20:17, 24:4, 64:18 changing [1] - 12:11 Chapter [1] - 4:21 chapters [2] - 9:22, 9:23 character [1] - 106:9 chargers [1] - 92:13 charging [1] - 27:20 Charging [1] - 27:21 check [1] - 97:3 checked [1] - 97:4

chemicals [4] - 94:4,

94:10, 94:15, 95:2

chemist [1] - 93:22

Chicken [1] - 101:14

chicken [1] - 42:5

110:5

Children's [1] - 60:17 choice [1] - 37:20 choose [1] ~ 15:23 chose [1] - 48:18 Christopher [3] -60:15, 62:22, 63:2 Chromium [1] - 96:11 chromium-6 [2] -94:16, 94:24 circumvent [2] -22:18, 23:19 Citi [2] - 51:21, 99:9 cities [1] - 42:14 citizens [2] - 39:6, 49:24 CITY [2] - 1:2, 1:3 city [37] - 6:9, 15:13, 15:23, 17:6, 17:7, 21:10, 21:23, 22:15, 25:3, 38:7, 39:22, 40:11, 41:17, 42:15, 44:3, 44:10, 44:11, 44:15, 46:25, 47:21, 53:2, 53:22, 60:25, 62:6, 72:8, 72:12, 74:18, 76:23, 80:13, 81:10, 82:5, 99:3, 106:10, 107:3, 109:7 City [10] - 1:16, 2:10, 3:4, 4:22, 5:13, 5:17, 13:18, 24:19, 81:8, 102:9 city's [2] - 25:22, 106:20 civic [1] - 42:8 class [1] - 44:16 classes [1] - 44:15 clay [1] - 57:10 clean [1] - 97:22 cleaning [1] - 89:9 clear [1] - 30:9 CLERK [1] - 111:10 Clerk [4] - 2:10, 3:14, 4:11, 111:12 client [1] - 51:25 climate [1] - 74:19 Climate [2] - 91:11 close [5] - 6:24, 35:5, 69:9, 103:21, 111:6 closed [1] - 100:21 closes [1] - 101:11 closest[1] - 65:11 closing [1] - 107:12 clothing [2] - 75:12, 75:15 co [2] - 10:4, 41:14 co-ops [1] - 41:14 co-sponsors [1] -10:4 code [12] - 4:22, 4:25,

18:18, 20:23, 22:20, 23:16, 67:12, 84:21, 85:4, 85:17, 85:19, 106:24 codes [2] - 13:5, 32:2 COLES [6] - 51:3, 52:24, 53:3, 53:14, 54:2, 54:11 Coles (1) - 51:3 collecting [1] - 53:23 college [1] - 102:7 comeup [1] - 40:14 coming [10] - 12:22, 18:10, 26:22, 26:25, 38:24, 58:5, 63:11, 80:21, 97:2, 101:5 comment [7] - 7:3, 10:13, 17:25, 30:13, 38:20, 100:14, 102:4 comments [17] - 6:7, 6:13, 6:18, 8:2, 8:8, 8:10, 9:17, 9:18, 10:18, 20:21, 29:5, 29:6, 49:9, 49:16, 109:2, 111:24 Commerce [4] - 17:22, 73:13, 98:16, 98:17 commercial [1] - 84:4 Committee [2] - 7:22, 21:11 committee [1] - 97:9 committee's [1] - 49:8 communicated [1] -48:2 communities [1] -23:13 Community [3] - 6:3, 91:11, 91:12 community [10] -17:8, 23:21, 39:5, 44:22, 47:24, 64:18, 65:8, 74:18, 79:19, 93:24 company [2] - 29:13, 105:7 compare [1] - 79:19 compensate [1] -108:12 compete [1] - 36:16 competing [2] - 15:21, 40:5 competitor[1] - 65:13 completely [2] -67:22, 106:5 completion [1] - 73:15 complex [1] - 30:4 compliment (1) - 51:5

complimenting [1] -

comprehensive [11] -

48:14

19:4, 19:11, 19:18, 19:23, 19:25, 20:9, 21:17, 26:5, 34:21, 40:4, 102:22 Comprehensive [32] -5:14, 5:18, 5:20, 7:3, 7:8, 8:2, 8:7, 10:3, 10:10, 18:25, 21:11, 24:20, 26:11, 26:13, 26:23, 27:17, 28:19, 30:17, 30:20, 31:12, 32:12, 40:19, 43:2, 48:19, 55:10, 58:11, 72:10, 76:23, 82:18, 82:21, 98:9, 99:13 comprised [1] - 59:3 concentration [1] -53:21 concept [2] - 54:25, 70:6 concepts [3] - 38:21, 58:7, 58:13 concern [10] - 70:3, 71:9, 72:17, 78:24, 80:23, 81:18, 83:9, 107:4, 107:18, 108:9 concerned [1] - 93:20 concerns [4] - 70:2, 81:12, 103:7, 105:25 concert [2] - 59:15, 61:14 concerts [1] - 61:16 concluded [1] -112:19 conclusions [1] -49:15 conditions (1) - 15:25 conducive [1] - 87:5 confess [1] - 110:24 conformance [1] -36:13 congestion [5] - 17:2, 17:4, 17:9, 79:15, 79:17 Connie [2] - 17:20, 18:20 consensus [1] - 49:23 Conservation [2] -10:6, 25:6 consider[3] - 44:18, 102:15, 103:10 consideration 141 -8:8, 18:17, 32:18, 45:8 considerations [2] -15:19, 15:20 considered [1] - 99:13 considers [1] - 6:14 construct [1] - 39:14

16:22, 17:11 consultant[1] - 5:25 consultants [3] - 47:6, 50:15, 68:7 consultants' [1] -111:22 consulting [7] - 25:12, 25:14, 25:17, 25:18, 47:7, 47:9, 48:5 contamination [1] -93:21 contemporary [1] -46:13 context [1] - 63:18 contract [3] - 25:20, 107:22 contribution [2] -25:8, 25:23 control [2] - 81:22, 106:14 controlled [1] - 36:9 convenient[1] - 45:3 conversation [1] -85:2 conversations [1] -73:11 cool [ii] - 99:10 coordinating [1] -49:19 coordination [2] -21:9, 21:10 copies [2] - 97:22, 97:24 cordial [1] - 41:22 core[i] - 21:9 Core [4] - 7:21, 46:23, 47:19, 98:8 corporate[1] - 47:4 correct [5] - 19:3, 20:2, 28:21, 31:14, 68:2 Correct [1] - 71:13 cost[3] - 86:13, 89:10, 93:10 costs[1] - 35:4 COUNCIL[1] - 1:2 Council [26] - 3:4, 5:3, 5:17, 6:13, 7:21, 8:3, 8:6, 8:10, 8:15, 8:18, 9:14, 9:20, 13:18, 15:23, 21:10, 21:24, 29:4, 36:9, 36:12, 36:22, 37:3, 47:21, 68:9, 104:18, 111:13 Councilman [7] -3:16, 3:21, 4:6, 111:14, 112:2, 112:8, 112:11 COUNCILMAN [36] -2:3, 2:4, 2:6, 2:8,

3:17, 3:22, 4:5, 4:8, 12:8, 13:9, 31:14, 31:20, 31:25, 66:16, 66:19, 66:23, 67:3, 67:10, 67:16, 67:20, 84:13, 84:17, 84:20, 84:25, 85:5, 85:9, 85:16, 85:22, 85:25, 86:18, 108:20, 109:16, 111:15, 112:3, 112:10, 112:13 councilman [1] - 4:3 Councilmembers [2] -9:16, 15:13 Councilwoman [4] -3:18, 3:23, 111:16, 112:4 COUNCILWOMAN [25] - 2:5, 2:7, 3:20, 3:25, 22:8, 22:24, 23:4, 23:24, 24:7, 37:12, 38:19, 45:9, 45:21, 45:24, 87:20, 87:24, 88:8, 88:17, 109:22, 110:3, 110:11, 110:17, 111:8, 111:18, 112:6 Counsel [1] - 2:9 count [1] - 77:18 countdown [1] - 52:14 country (1) - 75:3 **COUNTY** [2] - 1:5, 113:5 county [2] - 52:25, 72:3 County's [1] - 72:15" couple [6] - 30:11, 40:24, 43:22, 76:11, 103:22, 105:8 course [5] - 25:11, 36:23, 93:9, 101:6, 109:17 Court [1] - 18:24 cousin [1] - 67:3 COVE [1] - 1:3 Cove [94] - 1:16, 1:17, 4:22, 5:13, 5:19, 6:3, 10:25, 15:14, 16:16, 16:20, 16:21, 17:21, 18:24, 20:7, 24:19, 26:17, 26:22, 27:18, 29:9, 38:15, 39:15, 40:17, 43:3, 43:19, 43:20, 43:21, 45:5, 46:4, 46:12, 48:10, 49:2, 51:4, 53:15, 54:5, 54:12, 54:21, 55:14, 61:5, 61:7, 61:20, 63:7, 63:20,

construction [2] -

64:17, 69:18, 69:22, 70:4, 70:11, 71:16, 71:24, 72:2, 72:6, 72:7, 72:14, 73:11, 73:14, 74:2, 74:16; 75:4, 75:25, 77:7, 77:17, 77:24, 79:2, 79:7, 79:9, 79:17, 80:6, 80:14, 80:17, 80:18, 80:19, 80:20, 81:5, 81:9, 83:14, 98:6, 98:16, 98:22, 99:8, 100:2, 102:7, 102:9, 102:14, 103:11, 104:24, 104:25, 105:4, 107:9, 107:13, 107:14, 111:23 Cove's [5] - 63:10, 94:12, 102:19, 103:4, 103:9 cover[1] - 9:24 covered [1] - 58:19 covers [2] - 11:3, 34:22 COVID [1] - 27:4 Craft [2] - 54:21, 55:13 crazy [2] - 109:23, 110:23 create [3] - 35:9, 56:7, 57:23 created [2] - 8:19, 61:24 creates [1] ~ 35:14 credit [1] - 8:12 criteria [2] - 91:18, 91:19 criticized [1] - 21:3 cultural [2] - 16:5, 42:9 cumbersome [1] -90:14 curbing [1] - 106:17 current [2] - 30:5, 99:25 customer [3] - 100:4, 100:5, 110:25 customers [2] -107:14, 107:16 cut[2] - 33:24, 86:19 cutting [2] - 42:13, 101:14 cuttings [3] - 77:9, 77:14, 100:23 cycle [2] - 53:17, 56:21

D

D.C [1] - 52:16

DAHL [3] - 34:18, 37:9, 38:16 Dahl [1] - 34:19 Danielle [1] - 87:17 danielle [1] - 111:10 **DANIELLE** [1] - 2:5 date [3] - 7:7, 16:7, 73:17 Dave [2] - 48:25, 50:23 days [2] ~ 6:24, 44:20 deal [2] - 20:6, 39:21 dealing [1] - 94:4 dealt [2] - 32:10, 36:2 dear[1] - 99:17 **DEBBIE** [1] - 113:7 Debbie [1] - 113:19 decade [1] - 64:25 December [1] - 113:15 decennial [1] - 63:12 decide [7] - 11:8, 11:9, 12:2, 13:10, 13:24, 14:12, 81:25 decision [5] - 11:24, 11:25, 21:11, 36:22 decision-making [1] -11:25 decisions [5] - 9:20, 11:13, 36:23, 37:6, 103:15 declaration [1] - 19:2 decreased m - 72:13 Def m - 61:14 defined [1] - 67:14 definition [1] - 68:19 degree [2] - 21:12, 22:3 deli [3] - 18:11, 18:13, 18:15 Delia [2] - 77:8, 77:14 delivered [1] - 65:23 demographics [2] -74:21, 80:16 demolish [1] - 29:16 demolished [2] -29:14, 30:3 density [16] - 29:24, 50:2, 70:4, 71:10, 72:3, 72:4, 72:20, 74:5, 78:25, 79:11, 100:7, 105:23, 105:25, 106:15, 106:23, 107:2 department [4] - 8:23, 36:17, 36:18, 36:19 Department (4) - 10:6, 10:7, 25:4, 25:5 deserve [1] - 99:23 desired [1] - 75:11

destination [2] - 99:3,

100:17

developed [2] - 9:6, 55:18 developer [2] - 36:14, 38:23 developers [3] -35:19, 35:25, 69:16 development [6] -50:5, 50:9, 103:5, 106:15, 106:20, 109:21 Development [1] - 6:4 developments [1] -107:17 devoted [1] - 20:5 didn;t[1] - 27:5 difference [3] - 23:22, 23:25, 79:23 different [16] - 8:23, 9:22, 21:22, 28:9, 28:10, 28:11, 28:13, 31:12, 33:2, 56:6, 58:8, 61:13, 66:18, 85:18, 94:2, 94:10 difficult [4] - 38:17, 55:20, 57:8, 90:6 digging [2] - 93:19, 94:6 DIMAGGIO [9] -64:10, 65:21, 65:24, 66:14, 67:2, 68:12, 68:16, 68:25, 69:5 DiMaggio [1] - 64:11 dine [1] - 73:13 dip [1] - 108:11 direct [1] - 63:10 direction [5] - 9:17, 22:6, 45:17, 46:2, 46:4 directions [1] - 43:20 dirty [1] - 97:24 discuss [3] - 4:20, 5:12, 68:9 discussed [1] - 30:22 discussing [3] -41:22, 68:15, 71:6 discussion [5] -28:14, 31:13, 33:3, 108:17, 111:20 discussions [2] -22:11, 26:14 distributed m1 - 25:10 district[1] - 107:24 districts [2] ~ 63:9, 108:11 docks [1] - 4:21 document [6] - 15:16, 37:4, 48:8, 69:20,

documenting [1] -25:24 dog [3] - 74:9, 74:11, 86:10 don;t[2] - 22:9, 31:22 done[14] - 17:24, 20:25, 21:22, 22:13, 23:7, 26:7, 47:18, 49:22, 53:5, 70:8, 77:5, 92:24, 93:5, 95:7 doors [1] - 100:21 DOS[1] - 10:7 doubt[1] - 109:17 down[15] - 12:20, 34:24, 43.5, 52:16, 70:9, 71:16, 72:24, 73:9, 74:20, 74:23, 79:7, 82:14, 82:15, 108:22 Downtown [1] - 61:21 downtown [25] - 11:4, 11:11, 12:16, 15:2, 16:3, 16:5, 16:8, 23:13, 50:2, 57:7, 58:23, 61:5, 61:20, 62:17, 63:23, 73:5, 73:6, 73:11, 73:17, 73:21, 75:14, 84:5, 84:21, 86:21, 87:6 downtowns [2] - 59:3, 59:5 DPW[1] - 52:23 draft [4] - 5:21, 6:13, 8:9, 58:11 drastically[1] - 74:21 drinking [2] - 39:7, 95:21 drive[4] - 26:17, 27:7, 44:23, 45:3 Drive [4] - 17:20, 49:2, 91:6, 101:21 drives [1] - 79:2 driving [1] - 79:6 drop[1] - 44:16 dropped [1] - 19:17 Dtreet [1] - 87:16 dwellings[1] - 106:13 dying [1] - 88:5

E

e-mail [2] - 97:18, 97:20 e-waste [3] - 53:22, 53:23, 54:11 early [2] - 21:19, 43:23 easier [4] - 13:6, 21:7, 84:12, 84:16 East [2] - 51:25, 52:2

Eastland [1] - 101:21 easy [3] - 87:25, 93:12, 99:11 eat [2] - 61:22, 98:25 echo [1] - 98:7 economic [2] - 74:19, 77:23 economy [1] - 40:9 edge [1] - 42:13 effective [1] - 89:10 efficient [1] - 56:18 effort [1] - 49:20 egg [1] - 42:5 eight [2] - 27:5, 88:3 eighty[1] - 80:18 Eileen [1] - 51:3 either [6] - 71:18, 76:3, 79:3, 88:21, 98:2, 100:6 Eldridge [2] - 54:19, 60:16 elected [2] - 19:19, 103:12 electric [5] - 27:12, 27:18, 27:20, 28:7, 28:9 electronics [1] - 54:3 Elements (1) - 5:15 Emily [1] ~ 6:2 emphasis [2] - 98:18, 98:21 empty [1] - 108:25 enact[1] - 21:7 enacted [1] - 4:16 encourage [1] - 6:25 encouraging [1] -14:2 end [6] - 9:19, 50:9, 61:13, 71:15, 80:21, 83:3 enforcing [1] - 106:9 engaged [1] - 26:10 engagement [1] - 8:17 engagements [1] -8:20 engine (1) - 27:11 enhancement [1] -87:13 entertainment [7] -14:25, 42:9, 56:10, 56:12, 57:5, 59:11, 61:6 enthusiasm [1] - 64:5 enthusiastic [1] -63:21 entire [5] - 20:13, 76:14, 76:15, 104:10 envelope [1] - 74:3

environment [2] -

53:8, 77:23

documentation [1] -

69:23, 69:24

51:8

environmental [8] -11:4, 15:18, 39:5, 39:21, 44:24, 94:2 Environmental [3] -10:6, 25:6, 93:23 environmentally [1] -40:11 equivalent [3] - 19:2, 19:5, 20:2 especially [4] - 32:23, 44:19, 66:9, 79:17 ESQ [1] - 2:9 essentially [1] - 19:21 established [1] -106:8 establishments [1] -76:4 estate [3] - 31:16, 84:3, 84:8 et [2] - 43:15 EV[1] - 92:13 evaluated [1] - 21:15 evening [10] - 4:18, 5:16, 5:24, 7:9, 7:10, 9:3, 17:19, 48:22, 54:18, 62:12 everywhere [2] - 45:5, 61:15 EWG [1] - 93:23 exactly [1] - 85:8 Exactly [1] - 85:24 example [3] - 18:11, 50:4, 50:13 except [1] - 74:7 excited [2] - 53:16, 57:13 excitement [1] - 99:2 exciting [2] - 38:14, 102:18 existing [3] - 106:6, --- 106:10, 106:24 expand [3] - 65:4, 65:6, 68:17 expanded [2] ~ 51:16, 65:17 expanding [1] - 67:13 experience [2] - 47:4, 47:5 expert [1] - 96:21 experts [1] - 93:25 explain [1] - 91:10 extension [1] - 33:16 extent [3] - 99:14, 105:24, 107:23 exterior[1] - 87:9 external [1] - 106:19 extra [2] - 47:21, 68:19

F

face [2] - 3:9, 3:11 Facebook [1] - 108:24 facelift [1] - 87:7 facility [1] - 27:18 fact [6] - 21:4, 26:10, 26:17, 29:25, 75:25, 78:18 factors [4] - 11:4, 11:9, 11:13 facts [2] - 70:20, 71:24 Fair[1] - 104:2 fair[1] - 104:5 Fairfield [1] - 110:13 fall [1] - 45:15 falls [1] - 68:18 familiar [1] - 22:22 families [1] ~ 72:16 family [3] - 43:6, 65:2, 72:5 family-owned [1] -65:2 FANGMANN [12] -2:13, 15:11, 20:19, 24:25, 25:16, 25:19, 30:8, 39:18, 58:2, 58:6, 68:3, 68:6 Fangmann [5] - 6:2, 15:14, 48:16, 49:18, 98:12 fantastic [2] - 46:24, 47:12 far [3] - 46:7, 67:22, 72:20 FARNAN [3] - 2:6, 3:22, 112:3 Faman [2] - 3:21, 112:2 fast [1] - 21:17 Father's [2] - 60:4, 60:5 February [1] - 30:12 federal [2] - 94:13, 95:22 fee [2] - 68:20, 84:8 feedback [2] - 13:2, 48:3 feverishly [1] - 101:4 few [6] - 37:15, 43:7, 44:14, 49:3, 77:18, 98:19 fewer[1] - 72:5 fighting [1] - 24:10 figure [3] - 35:24, 37:18, 100:18 fill [2] - 14:25, 77:4 filling [2] - 77:20, 77:21

final [4] - 8:9, 9:15,

finished [1] - 60:18 finite [1] - 41:4 fire [1] - 36:17 firm is - 25:12, 25:14, 25:17, 25:18, 48:18 first [11] - 6:22, 35:8, 35:24, 38:22, 39:11, 41:12, 41:13, 42:4, 44:14, 52:17, 104:21 First [2] - 40:18, 69:15 first-time [2] - 41:12, 41:13 firstly [1] - 98:6 Fish [3] - 6:2, 7:6, 7:11 FISH [13] - 2:12, 7:10, 19:8, 20:3, 28:23, 36:6, 81:15, 91:16, 92:3, 92:7, 92:15, 92:19, 97:13 fit [1] ~ 39:12 fits [3] - 23:10, 23:11, 23:13 five [3] - 18:14, 33:16, 95:2 fix [1] ~ 72:11 flag [2] - 3:9, 3:11 flavor[1] - 58:22 floor[1] - 7:5 flourish [1] - 18:9 flowers [1] - 61:2 foggy [1] - 55:2 folks [1] - 37:10 follow [3] - 84:2, 90:8, 106:11 follow-up [2] - 84:2, 90:8 footprint [1] - 68:18 force [1] - 87:18 forced [1] - 108:11 foregoing [1] - 113:10 forever [4] - 79:10, 94:4, 108:2, 108:5 forget [1] - 74:8 forth [2] - 35:5, 106:22 forward [6] - 46:25, 53:19, 102:14, 102:23, 103:3, 103:16 foundation [1] - 64:3 founded [1] - 54:5 four [1] - 7:17 framework [7] - 15:15, 15:22, 16:6, 24:2, 24:15, 36:8 FRANK [1] - 2:12

28:17, 76:18

fine [1] - 97:24

finally [2] - 9:7, 19:12

19:7, 28:21, 29:6, 36:5, 81:14 freakishly[1] - 98:12 free [3] - 17:8, 60:8, 60:11 Friday [2] - 44:9, 101:16 Frisbee [1] - 93:8 front[9] - 7:19, 7:20, 8:11, 10:5, 22:15, 24:13, 55:23, 82:7 fruition [1] - 83:7 Fugazy [2] - 3:23, 112:4 FUGAZY [18] - 2:5, 3:25, 37:12, 38:9, 45:9, 45:21, 45:24, 87:20, 87:24, 88:8, 88:17, 89:18, 109:22, 110:3, 110:11, 110:17, 111:8, 112:6 Fugzy[1] - 111:10 full [1] - 61:23 fun [3] - 63:11, 64:19, 64:20 function [1] - 40:9 fund [2] - 10:5, 25:22 funded [1] - 6:5 funding [2] - 16:8, 40:9 future [4] - 12:16, 30:3, 48:9, 105:14

G

garage [4] - 27:23, 27:25, 28:3, 28:5 Garvies [1] - 97:4 gas [2] - 45:4, 45:5 gee [1] - 36:13 general [6] - 11:7, 23:7, 23:8, 53:20, 74:19, 74:23 generalization [1] -20:14 generalizations [1] -24:2 generation [1] -102:13 gentleman [1] - 57:17 gentlemen [3] - 5:4, 81:22, 83:18 ger[1] - 74:5 gest[1] - 96:5 Gift[1] - 99:21 giri [1] - 44:16 given [5] - 9:16, 29:5, 91:21, 103:4, 109:7 glad [2] - 75:6, 106:16 GLEN [1] - 1:3 Glen [106] - 1:16, 1:16, 1:17, 4:22, 5:13, 5:19, 6:3, 10:25, 15:14, 16:16, 16:20, 16:21, 17:21, 18:24, 20:7, 24:18, 24:19, 26:16, 26:22, 27:18, 29:9, 34:18, 38:15, 39:15, 40:17, 43:3, 43:18, 43:20, 43:21, 45:5, 46:4, 46:12, 48:10, 49:2, 51:4, 53:15, 54:5, 54:12, 54:21, 55:14, 61:5, 61:7, 61:20, 63:7, 63:10, 63:20, 64:12, 64:17, 69:18, 69:21, 70:4, 70:11, 71:16, 71:24, 72:2, 72:6, 72:7, 72:14, 73:11, 73:14, 73:25, 74:15, 75:4, 75:25, 77:6, 77:17, 77:24, 79:2, 79:7, 79:9, 79:17, 80:5, 80:14, 80:17, 80:18, 80:19, 80:20, 81:5, 81:8, 83:14. 84:6, 87:6, 87:16, 88:23, 94:12, 98:6, 98:16, 98:22, 99:8, 100:2, 102:7, 102:8, 102:14, 102:19, 103:4, 103:9, 103:10, 104:24, 104:25, 105:4, 107:8, 107:13, 107:14, 111:23 goal [3] - 26:2, 26:4, 106:6 goals [5] - 18:9, 34:25, 35:2, 35:4, 106:20 GOLDSON [10] -54:18, 55:11, 56:10, 56:14, 56:21, 56:24, 57:4, 59:19, 59:22, 60:9 Goldson [1] - 54:19 golf [1] - 93:9 governor[1] - 41:9 Grace [7] - 18:22, 18:23, 22:21, 31:15, 84:13, 87:25 grace [1] - 84:25 GRADY [1] - 2:6 grand [1] - 109:19 grandchildren [1] -109:19 grant [6] - 24:22,

25:21, 91:13, 91:23,

Frank [11] - 6:2, 7:6,

92:10 grants [4] - 6:6, 26:7, 26:9, 38:3 grateful [2] - 52:20, 53:3 great [19] - 11:2, 17:5, 17:6, 20:6, 40:19, 41:23, 42:3, 42:16, 58:5, 61:22, 77:7, 87:10, 90:4, 93:15, 94:13, 94:16, 97:21, 103:18, 104:22 Green [2] - 54:5, 54:12 green [1] - 53:15 Greenway [1] - 99:8 grew [1] - 104:23 gripes [1] - 85:11 grocery [5] - 67:9, 67:12, 67:14, 67:22, 68:14 groomer [1] - 86:11 groomers [2] - 74:10, 74:11 ground [1] - 54:6 Group [5] - 7:21, 46:24, 47:19, 93:24, 98:9 group [5] - 47:7, 47:20, 47:25, 48:5, 94:14 growing [2] - 83:13, 101:3 Grownt [1] - 5:13 growth [2] - 58:9, 58:21 Gruberg [1] - 17:20 guess [5] - 37:10, 43:17, 58:2, 102:10, 102:11 guidance [1] - 49:6 guide [2] - 13:19, 37:7 guidebook [3] - 40:19, 40:20, 40:21 guideline [2] - 69:18, 94:19 guidelines [1] - 94:17 guy (1) - 96:19 guys [7] - 48:7, 52:6, 52:8, 52:24, 64:14, 64:21, 65:17

H

HAA-9 [1] - 94:25 half [5] - 65:3, 66:10, 66:13, 84:22, 86:6 Hall [2] - 1:16, 102:9 Hampton [2] - 51:25, 52:2 hand [3] - 8:16, 65:23,

60:15

high [2] - 72:3, 100:7

113:14 handle [1] - 100:18 Hands [1] - 60:17 handy [1] - 82:3 happy [1] - 76:21 Harbor [1] - 52:3 hard [4] - 8:13, 10:15, 57:7, 57:15 harder [1] - 29:7 Harwood [1] - 48:25 hate [1] - 93:2 havethat [1] - 17:25 head [1] - 109:12 heading [2] - 80:4, 80:6 heads [1] - 8:23 health [1] - 44:6 hear[10] - 7:18, 7:25, 13:15, 62:2, 79:16, 88:11, 98:17, 98:22, 106:16 heard [3] - 16:18, 22:2, 70:14 Hearing [3] - 4:20, 5:6, 5:12 HEARING [1] - 1:4 hearing [16] - 5:2, 5:18, 6:11, 6:16, 6:23, 6:24, 7:4, 9:2, 28:17, 41:8, 62:25, 76:18, 76:19, 81:13, 111:6, 112:18 hearings [5] - 6:11, 8:24, 31:2, 76:17, 104:15 heartbreaking [1] -56:2 Heckscher [1] - 93:14 held [1] - 76:17 Hello [2] - 10:23, 34:17 hello [2] - 101:20, 101:25 help [5] - 13:19, 24:5, 37:7, 41:17, 54:14 helped [1] - 10:4 helpful [2] - 46:14, 94:21 helping [1] - 6:4 helps [5] - 26:6, 38:3, 39:17, 64:18, 64:19 hen [1] - 44:13 **HENDERSON** [1] - 2:9 Henderson [1] - 67:4 Herald [2] - 45:11, 45:17 hereby [1] - 113:8 Hi [3] - 34:18, 42:23,

high-density[1] - 72:3 higher[1] - 45:5 Highland [1] - 34:19 highlighted [1] - 95:24 Hill [3] - 59:7, 61:19, 99:20 hiring [1] - 47:6 Hispanic [1] - 17:22 history [2] - 102:19, 103:4 hits [1] - 44:9 hmm [23] - 23:23, 29:22, 34:9, 49:13, 50:18, 56:20, 56:23, 59:13, 61:10, 62:10, 63:24, 66:22, 73:3, 73:18, 74:13, 77:10, 78:15, 85:21, 92:14, 100:19, 105:18, 106:3, 110:14 Hmm [1] - 108:3 HOBSON [2] - 59:10, 59:14 Hofstra [1] - 102:8 hold [1] - 104:14 holes [1] - 40:22 home rs - 27:6. 41:12, 41:13, 41:15, 41:16, 44:6 honest[i] - 42:6 honestly [3] - 18:7, 20:13, 74:18 honor [1] - 98:8 honored [1] - 46:23 hook [1] - 63:17 hope [9] - 3:8, 3:10, 7:12, 7:13, 37:13, 42:17, 48:7, 106:18, 107:2 hopefully [8] - 28:23, 28:24, 37:3, 37:21, 39:17, 65:24, 99:13, 101:7 hours [1] - 43:22 house[1] - 104:23 household [1] - 72:13 housing [5] - 16:23, 41:7, 41:11, 72:3, 100:8 Howard [1] - 54:19 hub [1] - 16:5 hubs [2] - 11:5, 26:15 huge [2] - 51:6, 53:22

63:5 hurts [1] - 107:9 hybrid [2] - 27:9, 41:11 ı

iceberg [1] - 54:9 idea m - 23:11, 37:23, 38:2, 41:25, 51:17, 52:8, 99:10, 109:25 ideas [3] - 37:22, 52:11, 79:16 imagine [1] - 102:3 impact [2] - 73:16, 73:21 implement [3] - 15:24, 37:2, 52:7 implementation [6] -34:23, 35:10, 35:11, 39:24, 58:16, 58:17 important[4] - 39:19, 47:17, 103:4, 105:15 impossible [1] - 76:2 improve [1] - 64:18 improved [2] - 90:17 improvement [2] -87:2, 87:10 improving [1] - 73:5 IN [1] - 113:14 inappropriate[1] -29:17 incentive [2] - 109:4, 109:5 incentives [4] - 50:7, 71:10, 107:7, 109:7 inch (1) - 105:16 include [3] - 41:25, 82:22, 91:14 included [2] - 49:10, 82:20 including [2] - 72:24, 73:12 income [1] - 72:14 incorporate [2] -12:16, 13:2 incorporated [1] -48:4 increase [1] - 71:12 increased in - 70:10 increasing [2] - 41:4, 79:11 incredible [1] - 17:24 incumbent [1] - 38:5 industrial [1] - 97:5 industry [1] - 74:12 industry's [1] - 74:23 inflation [1] - 72:12 information [4] -

69:21, 96:21, 97:17,

105:12 infrastructure [2] -39:7, 39:8 ing [1] - 25:22 input [5] - 6:9, 35:16, 47:22, 75:7, 76:22 inside [1] - 8:15 insinuate [1] - 106:4 instance [6] - 12:12, 12:18, 16:3, 44:6, 44:8, 92:12 Instead [1] - 41:12 instead [1] - 37:15 interchangeably [1] -19:4 interested [1] - 16:2 interesting [4] - 71:25, 73:10, 78:6, 80:15 interests [2] - 14:24, 15:21 introduction [1] - 7:16 invest [1] - 47:19 invested [1] - 47:18 investing [1] - 78:17 invite [1] - 62:15 involved [5] - 11:14, 21:24, 24:9, 98:15, 102:5 involvement [1] - 9:19 irresponsible [1] -45:4 Island [10] - 26:16, 26:20, 26:21, 42:14, 61:8, 78:11, 78:13, 99:22, 101:22, 102:8 issue [7] - 40:10, 43:3, 44:25, 51:14, 67:25, 68:8, 89:11 issues [4] - 39:22, 92:11, 94:2 it'll [1] - 41:16 items [1] - 34:22 iterations [1] - 53:23 itself [3] - 15:15, 43:24, 69:22

J

Jackson [2] - 42:24, 63:6 January [1] - 60:22 Jazz [1] - 60:17 job [4] - 40:23, 42:16, 77:5, 79:2 Jocelyn [3] - 6:3, 48:17, 49:19 JOHN [1] - 2:8 John [2] - 40:16, 70:5 July [3] - 28:21, 29:3, 60:2

HURSTON [9] - 42:23,

43:11, 45:7, 45:19,

45:23, 46:3, 62:25,

Huntington [2] -

79:20, 80:10

63:5, 63:25

june [1] - 29:3 June [7] - 9:11, 28:20, 28:23, 28:25, 29:2, 59:25, 60:3 justice [1] - 51:9

K

keep [9] - 17:4, 29:15, 42:11, 71:10, 73:4, 75:13, 75:23, 79:10, 83:13 KEVIN [1] - 2:3 Kevin [1] - 14:8 key [1] - 35:2 kids [5] - 54:7, 60:19, 61:2, 63:14, 110:7 kind [34] - 18:6, 22:13, 25:3, 25:8, 25:23, 34:24, 35:7, 35:23, 37:19, 37:25, 43:2, 44:20, 44:25, 46:4, 46:10, 51:23, 55:7, 63:13, 64:5, 66:4, 66:9, 66:20, 67:24, 78:22, 86:23, 89:20, 93:5, 102:6, 104:16, 104:19, 106:21, 110:21 King [1] - 65:12 knock [1] - 12:20 known (2) - 19:11, 19:13 knows [1] - 63:18 Ktistakis [2] - 4:4, 112:9 KTISTAKIS [3] - 2:4, 4:5, 112:10 kudos [4] - 69:15, 75:7, 75:10, 105:6 Kullen [1] - 65:13

L

Ladies [1] - 83:18 ladies [2] - 5:4, 10:17 lady [1] - 53:15 landlord [1] - 57:19 landlords [3] - 81:24, 81:25, 89:2 Lane [1] - 98:6 lane [1] - 80:7 lanes [2] - 51:21, 53:6 language [1] - 4:25 large [4] - 44:11, 107:23 largely [1] - 6:5 largest [1] - 72:2 last [15] - 9:10, 60:20, 72:14, 74:20, 76:19,

83:11, 84:6, 86:6, 95:20, 96:3, 99:24, 100:23, 104:7, 110:10, 110:12 lasting [1] - 77:17 lately [2] - 16:18, 17:10 Latin [1] - 65:8 Laurel [1] - 46:21 law [5] - 8:14, 9:25, 19:9, 19:16, 49:17 lead [2] - 3:7, 42:15 leading [1] - 48:9 leads [1] - 82:21 lean [2] - 64:6, 102:16 learning [1] - 40:21 lease [3] - 33:11, 33:15, 33:18 least [3] - 78:13, 92:10, 100:22 leave [4] - 5:6, 5:7, 5:8, 5:10 led [1] - 47:25 LED [3] - 91:24, 92:8, 93:2 left [5] - 8:16, 47:24, 77:22, 105:8, 106:5 left-hand [1] - 8:16 legal [1] ~ 68:19 legislation [2] - 19:19, 19:22 legislature [1] - 19:13 Leppard [1] - 61:15 less [3] - 6:19, 26:24, 94:18 lessen [1] - 71:14 letter 151 - 65:20, 65:23, 68:4, 68:23, 68:24 level [3] - 72:8, 72:16, 72:18 levels [2] - 35:4, 105:17 LEZACK [59] - 18:23, 19:24, 20:4, 22:7, 22:23, 23:3, 23:23, 24:6, 24:8, 24:17, 24:24, 25:9, 25:15, 25:25, 26:12, 27:16, 27:21, 27:24, 28:6, 28:11, 28:15, 29:2, 29:10, 29:23, 30:19, 31:8, 32:13, 32:17, 32:21, 33:7, 33:12 33:15, 33:18, 33:21, 34:2, 34:4, 34:10, 34:15, 83:25, 84:23, 85:3, 85:7, 85:14,

85:21, 85:24, 86:17,

86:22, 88:15, 88:22,

89:3, 89:6, 89:15, 89:22, 90:4, 90:7, 90:10, 90:14, 90:16, 90:21 Lezack [2] - 18:23, 30:8 Lezack,i'd [1] - 20:19 LIEBOWITZ [2] -101:20, 101:25 Liebowitz [1] - 101:21 life [2] - 47:23, 58:23 lighting [2] - 92:24, 93:4 lights [2] - 91:24, 92:9 likely [1] - 101:8 limit [1] - 6:18 line [2] - 26:19, 78:22 Listen [1] - 37:13 live [14] - 10:24, 10:25, 17:20, 44:4, 44:21, 62:8, 62:9, 62:17, 64:20, 79:19, 80:19, 80:20, 100:17, 104:23 lived [3] - 55:3, 61:7 lively [1] - 111:19 lives [2] - 61:13, 80:17 living [1] - 37:4 local[1] - 73:14 locally [1] - 105:2 location [1] - 32:23 look [15] - 13:22, 13:23, 14:21, 34:21, 38:6, 56:4, 58:10, 81:6, 92:10, 92:16, 92:20, 102:2, 102:14, 102:24 looked [1] - 35:23 looking [16] - 15:4, 31:6, 37:25, 42:7, 46:14, 51:18, 52:4, 53:19, 55:7, 61:4, 63:12, 67:21, 68:8, 69:18, 84:16, 98:18 looks [3] - 11:2, 102:22, 102:23 loop [2] - 43:22, 51:15 loss [2] ~ 78:19, 78:23 love [3] ~ 11:3, 59:8, 75:18 lucky [1] - 101:10 lunch [1] - 61:3 Lynn [2] - 42:23, 63:5

M

ma'am [1] - 12:10 Maccarone [2] - 4:7, 112:12 MACCARONE [27] -

2:3, 4:8, 12:8, 13:9, 31:14, 31:20, 31:25, 66:16, 66:19, 66:23, 67:3, 67:10, 67:16, 67:20, 84:13, 84:17, 84:20, 84:25, 85:5, 85:9, 85:16, 85:22, 85:25, 86:18, 108:20, 109:16, 112:13 mad [1] - 91:9 Madredas [1] - 84:2 MADRENAS [8] -69:13, 70:19, 70:25, 71:4, 71:8, 71:14, 71:19, 71:23 Madrenas [1] - 69:13 magnet [1] - 14:25 mail [2] - 97:18, 97:20 main [2] - 43:16, 43:17 maintaining [1] -106:9 majority [1] - 73:13 managed [1] - 47:7 manager [1] - 64:22 managers/owners [1] - 64:12 mandate [2] - 92:4, 92:8 mandatory [3] - 96:8, 96:12, 96:13 manner [1] - 21:22 Mansion [1] - 20:7 Marie [2] - 10:24, 15:10 market [1] - 15:25 MARSHA[1] - 2:7 massive [1] - 16:22 master [12] - 19:3, 19:5, 19:12, 19:14, 19:17, 19:23, 19:25, 20:5, 20:9, 22:20, 26:5, 34:21 match [3] - 25:2, 25:3, 25:22 matched (1) - 25:7 matrix [5] - 34:24, 35:10, 35:11, 39:24, 58:17 matter [5] - 71:19, 71:22, 71:23, 78:18, 103:12 Maxine [5] - 90:25, 91:2, 98:4, 98:5, 100:10 MAY [9] - 98:5, 99:6, 99:16, 100:13, 100:20, 101:3, 101:12, 101:15,

Mayor [5] - 4:9, 66:16, 66:19, 84:18, 112:14 MAYOR [218] - 2:2, 3:2, 3:14, 4:10, 4:17, 10:14, 11:16, 12:4, 13:8, 13:12, 14:3, 14:16, 15:3, 15:6, 15:9, 16:12, 17:16, 18:19, 19:6, 24:12, 24:21, 25:13, 25:18, 26:4, 27:3, 27:19, 27:22, 28:2, 28:8, 28:13, 28:20, 28:24, 29:3, 29:22, 30:6, 31:5, 31:10, 31:18, 31:24, 32:16, 32:20, 32:25, 33:10, 33:14, 33:17, 33:20, 33:23, 34:3, 34:9, 34:14, 34:16, 36:4, 38:8, 38:10, 38:17, 40:14, 42:18, 43:10, 45:6, 46:16, 47:10, 48:12, 48:23, 49:13, 50:18, 50:22, 52:23, 52:25, 53:13, 53:25, 54:10, 54:16, 55:9, 55:12, 56:12, 56:20, 56:23, 57:3, 57:6, 58:4, 59:2, 59:13, 59:18, 59:21, 59:24, 60:5, 60:10, 61:10, 62:10, 62:21, 62:24, 63:3, 63:24, 64:8, 65:19, 65:22, 66:12, 66:17, 66:22, 67:8, 67:15, 67:18, 68:5, 68:10, 68:13, 68:22, 69:2, 69:7, 70:16, 70:22, 71:3, 71:6, 71:13, 71:17, 71:21, 73:3, 73:18, 74:9, 74:13, 75:8, 75:18, 75:21, 76:5, 76:8, 76:13, 77:10, 78:2, 78:15, 79:18, 80:2, 81:13, 81:16, 81:20, 82:7, 82:12, 82:25, 83:5, 83:15, 83:17, 83:20, 83:22, 84:11, 84:15, 84:19, 87:15, 87:22, 88:7, 88:13, 88:19, 88:25, 89:5, 89:11, 89:16, 89:20, 90:2, 90:5, 90:9, 90:13, 90:15, 90:19, 90:22, 90:25, 91:4, 92:23, 93:3, 93:11, 93:13, 93:16, 94:8, 94:20, 95:5, 95:11, 95:18. 95:25, 96:5, 96:10,

101:17

51:15

96:14, 96:18, 97:6, 97:11, 97:15, 97:20, 97:23, 98:3, 99:4, 99:15, 99:17, 100:9, 100:19, 101:2, 101:10, 101:13, 101:16, 101:18, 101:23, 103:18, 103:24, 104:3, 104:6, 104:9, 104:12, 104:16, 104:19, 105:18, 106:3, 107:25, 108:4, 108:7, 108:15, 108:18, 109:8, 109:13, 110:2, 110:9, 110:14, 111:4, 111:5, 112:15 mayor [8] - 8:19, 8:25, 10:12, 12:9, 41:20, 58:15, 95:17 mayor's [1] - 38:6 mean [22] - 24:22, 26:8, 27:4, 31:15, 32:5, 33:24, 37:10, 38:12, 41:21, 46:11, 55:3, 55:5, 55:21, 56:14, 56:17, 59:10, 83:5, 86:19, 87:25, 104:6, 109:19, 110:7 means [5] - 15:16, 35:11, 50:23, 63:19, 93:22 Med [1] - 101:14 meet [6] - 8:3, 8:6, 9:13, 35:12, 91:19, 106:20 MEETING [1] - 1:2 meeting [6] - 3:4, -4:19, 5:3, 5:17, 8:22, 104:18 meetings [2] ~ 6:10, 9:22 meets [2] - 10:3, 10:8 members [1] - 7:2 membership (1) -100:24 mention [3] - 16:17, 70:21, 79:13 mentioned [12] - 9:2, 16:25, 22:13, 27:17, 49:4, 58:17, 58:20, 82:16, 86:12, 98:19, 107:5, 107:19 merchandise [1] -56:4 Meritage [1] - 61:21 message [2] - 7:18, 99:19

MICHAEL [1] - 2:4 microphone [1] -13:15 middle [1] - 60:25 might [8] - 12:6, 15:25, 16:17, 23:12, 36:20, 42:6, 52:7, 105:16 mighty[i] - 48:15 Miller[1] - 3:7 million [1] - 93:25 mind (4) - 15:11, 21:2, 22:9, 76:12 mine [1] - 74:15 minutes [5] - 6:19, 7:17, 103:25, 104:7, 105:5 missed [3] - 18:2, 23:15, 58:25 model [2] - 12:23, 27:9 moderate [1] - 34:5 modest [1] - 34:5 modify[1] - 49:22 MOLLE [3] - 60:15, 61:11, 62:11 Molle [1] - 60:16 monetary [1] - 50:6 money [9] - 25:10, 26:2, 57:20, 78:17, 88:6, 91:15, 91:20, 91:21, 107:21 months [2] - 18:14, 30:11 Morgan [3] - 60:2, 60:3, 93:9 Morgan's [1] ~ 101:21 morphed [1] - 19:9 most [9] - 29:16, 38:13, 47:3, 54:4, 74:5, 75:11, 89:10, 102:21, 107:2 move [6] - 46:25, 69:9, 76:4, 77:13, 103:21, 111:5 moved [1] - 17:7 moving [1] - 107:11 MR [99] - 7:10, 16:15, 19:8, 20:3, 28:23, 34:18, 36:6, 37:9, 38:16, 40:16, 48:22, 48:25, 49:14, 50:19, 54:18, 55:11, 56:10, 56:14, 56:21, 56:24, 57:4, 59:10, 59:14, 59:19, 59:22, 60:9, 60:15, 61:11, 62:11, 64:10, 65:21, 65:24,

66:14, 67:2, 68:12,

68:16, 68:25, 69:5,

76:7, 76:10, 76:16, 77:11, 78:3, 78:16, 79:23, 80:3, 81:15, 81:17, 81:21, 82:11, 82:16, 83:4, 83:9, 83:16, 83:18, 83:21, 91:16, 92:3, 92:7, 92:15, 92:19, 97:13, 99:24, 101:20, 101:25, 103:22, 104:2, 104:5, 104:8, 104:11, 104:13, 104:18, 104:21, 105:19, 106:4, 108:3, 108:6, 108:9, 108:17, 109:10, 109:15, 109:18, 110:15, 110:20 MS [149] - 3:16, 3:18, 3:21, 3:23, 4:3, 4:6, 4:9, 10:23, 11:23, 12:5, 13:14, 13:16, 14:9, 14:23, 15:5, 15:8, 15:11, 18:23, 19:24, 20:4, 20:19, 22:7, 22:23, 23:3, 23:23, 24:6, 24:8, 24:17, 24:24, 24:25, 25:9, 25:15, 25:16, 25:19, 25:25, 26:12, 27:16, 27:21, 27:24, 28:6, 28:11, 28:15, 29:2, 29:10, 29:23, 30:8, 30:19, 31:8, 32:13, 32:17, 32:21, 33:7, 33:12, 33:15, 33:18, 33:21, 34:2, 34:4, 34:10, 34:15, 38:9, 39:18, 42:23, 43:11, 45:7, 45:19, 45:23, 46:3, 46:20, 47:11, 51:3, 52:24, 53:3, 53:14, 54:2, 54:11, 58:2, 58:6, 62:25, 63:5, 63:25, 68:3, 68:6, 83:25. 84:23, 85:3, 85:7, 85:14, 85:21, 85:24, 86:17, 86:22, 88:15, 88:22, 89:3, 89:6, 89:15, 89:18, 89:22, 90:4, 90:7, 90:10, 90:14, 90:16, 90:21, 90:24, 91:2, 91:5, 91:22, 92:5, 92:14, 92:18, 92:21, 93:2,

69:13, 70:19, 70:25,

73:19, 74:11, 74:14,

75:10, 75:20, 75:23,

71:4, 71:8, 71:14, 71:19, 71:23, 73:4,

93:7, 93:12, 93:14, 93:17, 94:9, 94:23, 95:9, 95:16, 95:19, 96:2, 96:7, 96:11, 96:15, 96:22, 97:8, 97:14, 97:18, 97:22, 98:2, 98:5, 99:6, 99:16, 100:13, 100:20, 101:3, 101:12, 101:15, 101:17, 111:14, 111:16, 112:2, 112:4, 112:8, 112:11, 112:14 MTA [2] ~ 78:12, 78:19 multi[1] - 81:6 multi-story [1] - 81:6 multiple [2] - 79:24, 106:12 must[1] - 88:22

Ν

N-21[1] - 45:12 N-27 [1] - 45:14 nail (1) - 74:7 nails [1] - 109:2 name [15] - 6:17, 10:21, 10:23, 16:13, 17:19, 40:15, 42:20, 46:19, 48:23, 54:19, 60:13, 60:14, 63:3, 64:11, 69:11 name's [1] - 7:20 Nancy [5] - 83:24, 90:22, 91:4, 91:5, 92:23 Nassau [2] - 52:22, 72:15 NASSAU [2] - 1:5, 113:5 nationwide [1] - 93:24 NEARY [4] - 48:22, 48:25, 49:14, 50:19 Neary [1] - 48:25 necessarily [4] - 40:5, 70:7, 73:22, 80:2 need [26] - 11:7, 13:20, 17:11, 17:12, 17:13, 29:11, 29:12, 29:13, 29:15, 32:18, 35:3, 41:3, 42:12, 43:20, 44:22, 62:3, 62:12, 66:8, 86:12, 87:4, 87:7, 89:2, 89:8, 95:5, 106:11 needed [2] - 34:5, 53:4 needs [5] - 7:24, 30:23, 35:22, 47:21,

negative [2] - 37:11, 106:19 neighbor[1] - 57:17 neighborhoods [2] -106:7, 106:8 never [6] - 26:16 36:16, 71:16, 71:18, 86:4, 107:10 new [23] - 21:14, 24:12, 26:12, 27:11, 38:14, 42:15, 50:12, 55:17, 57:9, 57:11, 57:15, 57:16, 58:9, 58:21, 68:19, 72:23, 77:6, 77:8, 81:19, 83:12, 106:15, 106:19, 107:16 NEW [2] - 1:5, 113:3 New [5] - 1:17, 10:24, 10:25, 41:9, 113:8 newer[1] - 90:5 newly [1] ~ 5:9 next [18] - 11:18, 16:12, 17:17, 18:7, 18:15, 18:21, 34:16, 39:10, 39:16, 42:19, 42:21, 46:18, 50:25, 60:12, 65:4, 105:19, 108:25, 109:3 nice [6] - 17:8, 40:22, 46:5, 59:5, 63:13 Nicholas (1) - 54:8 night [4] - 5:4, 5:5, 44:9, 104:15 nightmare [1] - 79:6 nine [2] - 9:22, 9:23 ninth [1] - 60:18 nitrates [1] - 94:25 nmae [1] - 34:18 nobody [1] - 31:3 nobody's [2] - 26:25, 74:23 nominations [1] - 4:15 North [2] - 17:21, 72:24 Northport [1] - 80:11 note [2] - 30:9, 69:25 notes [1] - 113:11 nothing [7] - 24:14, 32:11, 45:4, 48:8, 51:19, 52:18, 53:7 nothing's [1] - 30:20 notice [2] - 7:19, 22:25 nowhere [1] - 63:15 nt[1] - 97:10 Number[1] - 64:15 number[7] - 70:20, 77:9, 82:3, 82:17,

93:4, 106:6 ny [2] - 49:15, 110:21

0

o'clock [1] - 27:6 O'SULLIVAN [8] -10:23, 11:23, 12:5, 13:16, 14:9, 14:23, 15:5, 15:8 O'Sullivan [1] - 10:24 obviously [3] - 82:18, 98:23, 108:21 occupation [1] - 73:15 odd [1] - 20:12 oddball [1] - 102:6 OF [4] - 1:3, 1:25, 113:3, 113:5 offer [1] - 87:22 offering [1] - 71:10 office [3] - 38:6, 65:23, 65:25 officers [2] - 5:5, 5:10 official [1] - 19:20 officials [1] - 103:12 ofGlen [1] - 81:8 old [2] - 102:12, 103:9 once [4] - 6:21, 36:10, 42:6, 44:9 one [47] - 8:9, 8:25, 14:13, 15:21, 17:25, 26:21, 28:4, 30:13, 31:4, 37:13, 38:20, 39:9, 42:13, 44:16, 45:10, 47:6, 51:11, 52:12, 60:21, 64:12, 64:15, 70:9, 70:10, 76:11, 76:19, 78:3, 78:5, 79:11, 80:4, 80:7, 81:11, 85:10, 88:2, 88:9, 93:7, 93:15, 94:11, 95:8, 95:9, 98:2, 99:24, 100:6, 103:9, 109:18, 110:22, 110:25 ones [1] - 71:3 open [11] - 8:17, 10:12, 36:24, 38:11, 57:8, 57:18, 61:4, 67:21, 86:10, 95:12, 95:13 opened [2] - 6:23, 77:19 openings [2] - 89:7, 89:8 opens [1] - 101:11 opinion [2] - 22:12,

46:15

opinions (1) - 50:23

opportunities is -15:7, 16:9, 26:9, 40:10, 56:7 opportunity [5] - 6:12, 6:20, 32:4, 64:7, 74:17 opposite [1] - 43:20 ops [1] - 41:14 option [1] - 53:9 order [2] - 24:19, 65:6 organization [1] -12:22 organization's [1] -54:14 oriented [3] - 26:25, 50:5, 50:8 otherwise [1] - 79:8 ought [1] - 17:14 outlawed [1] - 67:23 outline [2] - 7:7, 9:21 outlined [1] - 58:7 output [1] - 47:14 outreach [3] - 8:22, 9:7, 48:3 outside [4] - 56:8, 57:24, 80:20, 107:14 overcrowding [1] -17:9 overdevelopment [1] - 106:16 overlay [3] - 20:7, 22:19, 24:10 overriding [1] - 106:25 owe [1] - 91:12 own [4] - 14:19, 41:18, 60:17, 89:12 owned [2] - 32:8, 65:2 owner[9] - 14:20, 14:21, 31:17, 32:3, 36:12, 66:21, 87:12, owners [3] - 31:6, 32:9, 55:17 ownership [2] - 55:15, 55:16 owns [1] - 64:17 Oyster [4] - 78:13, 78:17, 78:19, 78:21

P

P.M [1] - 1:18
page [8] - 7:19, 7:20,
8:11, 8:16, 10:5,
69:20, 72:21
pages [2] - 20:12,
84:10
paid [2] - 59:15,
108:13
paint [3] - 88:4, 89:10,

89:13 painted [1] - 87:7 painter[1] - 87:17 Pam [4] - 76:16, 95:17, 95:18 PAMELA [1] ~ 2:2 panels [1] - 92:16 Panzenbeck [2] - 4:9, 112:14 PANZENBECK [218] -2:2, 3:2, 3:14, 4:10, 4:17, 10:14, 11:16, 12:4, 13:8, 13:12, 14:3, 14:16, 15:3, 15:6, 15:9, 16:12, 17:16, 18:19, 19:6, 24:12, 24:21, 25:13, 25:18, 26:4, 27:3, 27:19, 27:22, 28:2, 28:8, 28:13, 28:20, 28:24, 29:3, 29:22, 30:6, 31:5, 31:10, 31:18, 31:24, 32:16, 32:20, 32:25, 33:10, 33:14, 33:17, 33:20, 33:23, 34:3, 34:9, 34:14, 34:16, 36:4, 38:8, 38:10, 38:17, 40:14, 42:18, 43:10, 45:6, 46:16, 47:10, 48:12, 48:23, 49:13, 50:18, 50:22, 52:23, 52:25, 53:13, 53:25, 54:10, 54:16, 55:9, 55:12, 56:12, 56:20, 56:23, 57:3, 57:6, 58:4, 59:2, 59:13, 59:18, 59:21, 59:24, 60:5, 60:10, 61:10, 62:10, 62:21, 62:24, 63:3, 63:24, 64:8, 65:19, 65:22, 66:12, 66:17, 66:22, 67:8, 67:15, 67:18, 68:5, 68:10, 68:13, 68:22, 69:2, 69:7, 70:16, 70:22, 71:3, 71:6, 71:13, 71:17, 71:21, 73:3, 73:18, 74:9, 74:13, 75:8, 75:18, 75:21, 76:5, 76:8, 76:13, 77:10, 78:2, 78:15, 79:18, 80:2, 81:13, 81:16, 81:20, 82:7, 82:12, 82:25, 83:5, 83:15, 83:17, 83:20, 83:22, 84:11, 84:15, 84:19, 87:15, 87:22, 88:7, 88:13,

89:11, 89:16, 89:20, 90:2, 90:5, 90:9, 90:13, 90:15, 90:19, 90:22, 90:25, 91:4, 92:23, 93:3, 93:11, 93:13, 93:16, 94:8, 94:20, 95:5, 95:11, 95:18, 95:25, 96:5, 96:10, 96:14, 96:18, 97:6, 97:11, 97:15, 97:20, 97:23, 98:3, 99:4, 99:15, 99:17, 100:9, 100:19, 101:2, 101:10, 101:13, 101:16, 101:18, 101:23, 103:18, 103:24, 104:3, 104:6, 104:9, 104:12, 104:16, 104:19, 105:18, 106:3, 107:25, 108:4, 108:7, 108:15, 108:18, 109:8, 109:13, 110:2, 110:9, 110:14, 111:4, 111:5, 112:15 paper [1] - 84:7 papers [2] - 84:7, 94:24 parallel [1] - 40:6 parcel [3] - 14:13, 14:14, 14:17 parents [1] - 5:9 Park[4] - 60:2, 60:3, 93:9, 93:14 park [4] - 11:11, 13:23, 14:12, 14:18 parking [7] - 27:5, 27:22, 27:24, 28:3, 28:4, 29:12, 99:12 part [15] - 30:21, 31:11, 38:13, 43:23, 46:23, 65:17, 71:8, 72:16, 85:6, 85:7, 91:23, 93:18, 97:10, 97:12, 108:18 participating [1] -111:20 particular [5] - 14:24, 16:2, 40:10, 40:11, 49:15 parties [1] - 61:3 parts[1] - 94:18 past [2] - 5:20, 40:2 path [1] ~ 34:24 paths [1] - 40:6 patiently [1] - 90:23 patrons [1] - 73:22

pay [1] - 107:22

payments [2] - 70:15, 70:17 PB[1] - 94:9 Pedone [1] - 54:8 PEEBLES [2] - 46:20, 47:11 Peebles [2] - 46:20, 98:7 PEMBERTON [16] -2:10, 3:16, 3:18, 3:21, 3:23, 4:3, 4:6, 4:9, 13:14, 111:14, 111:16, 112:2, 112:4, 112:8, 112:11, 112:14 peninsula [1] - 80:9 people [90] - 7:22, 13:3, 13:22, 13:23, 14:6, 17:4, 17:7, 26:18, 27:3, 27:8, 28:7, 29:18, 33:13, 33:22, 33:25, 34:10, 38:4, 38:13, 41:14, 42:7, 43:12, 44:3, 44:5, 44:8, 47:21, 49:3, 51:6, 51:12, 51:18, 52:9, 52:10, 53:8, 54:3, 56:8, 56:15, 57:23, 60:24, 61:14, 61:20, 62:2, 62:6, 62:14, 62:17, 64:4, 65:9, 71:11, 73:13, 73:24, 74:22, 75:11, 76:3, 76:9, 76:12, 76:21, 76:25, 77:3, 77:13, 78:7, 78:11, 78:20, 78:23, 79:4, 79:18, 80:13, 80:19, 83:6, 83:10, 87:13, 88:23, 89:4, 93:25, 96:24, 96:25, 97:3, 98:18, 98:22, 98:23, 98:24, 100:16, 100:20, 101:8, 103:6, 105:3, 105:21, 106:12, 110:4, 110:5, 110:6 peoplethat [1] - 76:10 per[2] - 29:18, 94:18 percent [19] - 25:17, 70:12, 70:23, 72:5, 73:2, 77:3, 78:8, 78:9, 78:23, 78:25, 79:3, 79:4, 79:5, 80:17, 80:18, 85:10, 94:18, 107:13 perhaps [2] - 18:2, 32:24 permit [3] - 66:8, 86:10, 86:13

88:19, 88:25, 89:5,

permitted [2] - 85:19, 106:24 PERRONE[1] - 40:16 Perrone [1] - 40:16 person [6] - 14:13, 14:17, 54:12, 64:16, 76:11, 76:19 personal [1] - 59:3 personally [1] - 66:15 Peter [2] - 69:13, 100:4 PFAS [1] - 94:7 pFAS [1] - 94:8 pffft [1] - 43:5 photo [1] - 74:22 photographers [1] -74:25 photography [2] -74:15, 75:2 pictures [1] - 53:17 piece [2] - 41:18, 58:16 Pierce [1] - 51:3 pilot [4] - 70:15, 70:17, 107:11, 110:19 pilots [6] - 107:23, 108:12, 108:21, 109:9, 109:10, 109:14 Pinella [1] - 17:20 piolt [1] - 107:19 Place [2] - 54:19, 60:16 place [6] - 29:17, 39:21, 55:4, 63:8, 63:19, 64:2 places [1] - 61:22 Placita [1] - 67:5 Placito [1] - 64:24 Plan [31] - 5:14, 5:18, 5:20, 7:3, 7:8, 8:2, 8:7, 10:3, 10:10, 18:25, 24:20, 26:11, 26:13, 26:24, 27:17, 28:19, 30:17, 30:20, 31:12, 32:12, 40:19, 43:2, 48:19, 55:10, 58:11, 72:11, 76:24, 82:18, 82:21, 98:9, 99:14 plan [121] - 5:21, 6:5, 6:13, 6:24, 7:24, 8:13, 9:6, 9:9, 9:15, 9:21, 11:2, 12:23, 15:15, 15:17, 15:23, 16:4, 17:24, 19:3, 19:5, 19:11, 19:12, 19:14, 19:17, 19:18, 19:20, 19:23, 19:25,

20:5, 20:9, 20:11, 20:16, 20:18, 20:22. 20:25, 21:4, 21:8, 21:14, 21:17, 21:21, 21:25, 22:4, 22:12, 22:16, 22:20, 23:8, 23:10, 23:12, 23:14, 23:17, 23:18, 24:12, 26:3, 26:6, 30:10, 30:12, 30:15, 30:17, 34:20, 34:21, 34:25, 35:6, 35:10, 35:13, 35:20, 36:7, 36:14, 36:21, 37:2, 37:3, 37:23, 38:21, 39:2, 39:20, 41:4, 41:25, 42:17, 47:23, 48:4, 48:7, 49:11, 49:12, 49:21, 49:23, 49:25, 50:7, 50:11, 51:6, 51:20, 52:7, 58:14, 58:18, 58:20, 58:24, 69:16, 69:19, 73:10, 79:11, 86:12, 86:15, 86:24, 102:4, 102:21, 102:22, 102:24, 103:13, 103:15, 105:7, 108:19, 111:21, 111:22 Planning [10] - 5:25, 7:6, 7:11, 19:14, 21:11, 24:14, 46:24, 49:5, 82:8, 86:9 planning [6] - 6:8, 23:20, 39:4, 58:9, 102:20, 105:13 plans [4] - 36:6, 40:25, 86:15, 102:25 play [1] - 60:3 playhouse [4] - 11:10, 12:21, 13:21, 98:19 Pledge [2] - 3:7, 3:12 Plus [1] - 44:24 plus [4] - 6:23, 7:22, 25:22, 48:5 podium [2] - 6:17, 7:4 Point [1] - 97:4 point[10] - 7:12, 22:11, 34:11, 39:19, 45:2, 47:7, 81:9, 85:9, 102:15, 103:21 pointed [1] - 70:20 points [1] - 73:10 poison [1] - 95:2 police [5] - 4:15, 5:5, 5:10, 36:17, 36:18 policy [1] - 19:2 polite [1] - 69:10

political [1] - 52:15

poll [1] - 111:12 22:18, 36:2, 49:7, population [4] - 32:18, 90:12, 102:20 produce [1] - 62:14 70:11, 73:2, 80:13 position [1] - 103:11 positive [2] - 53:12, 62:16 105:9 professional [1] possibility [1] - 27:13 74:24 posts (1) - 108:24 profit[1] - 74:3 potential [2] - 30:3, 72:22 poverty [3] - 72:8, 72:16, 72:18 107:19 powerful [1] ~ 47:13 61:23, 62:15 predates (1) - 43:2 present [1] - 6:6 Present [1] - 3:22 preserve [2] - 106:6, 106:7 project [12] - 5:22, president [1] - 18:8 pretty [8] - 38:11, 45:11, 56:17, 69:24, 55:18, 70:10 72:4, 75:6, 96:6, 105:20 prevents [1] - 67:12 previous [7] - 20:16, 30:11, 30:25, 49:21, 49:22, 102:21, 100:8, 107:21 102:25 promote [1] - 39:5 prices [2] ~ 34:6, 34:7 proper [1] - 47:25 principal [1] - 7:6 printed [1] - 7:13 priorities [10] - 11:10, 12:2, 13:25, 15:24, 35:9, 35:14, 37:7, 37:9, 39:23, 40:6 prioritized [1] - 40:8 66:21, 87:11 priority [5] - 11:22, 35:17, 35:23, 36:2, 39:9 private [5] - 12:14, 12:22, 13:11, 36:12, provide [4] - 6:12, 36:14 privately [1] - 32:8 privately-owned [1] -74:16 32:8 provides [1] - 8:15 proactive [2] - 37:16, providing [1] - 25:8 95:7 PUBLIC [1] - 1:4 proactively [1] - 38:6 problem [5] - 43:24, 53:23, 96:9, 96:15, 107:7 problems (1) - 45:22 8:20, 9:6, 9:19, procedures [2] -23:20, 32:2 proceed [3] - 4:18, 103:13, 103:14 PROCEEDINGS [1] -76:18, 76:19, 78:4, 1:25 78:7, 78:10, 85:13, process [9] - 6:8, 9:19, 11:13, 12:2, 104:15, 106:25,

producers [2] - 13:22, production [1] - 41:5 profitable[1] - 78:14 program [2] - 60:19, programming (2) progress [1] - 62:4 prohibited [1] - 85:20 prohibition [1] - 18:5 5:25, 9:7, 23:21, 30:15, 30:16, 33:2, 50:16, 50:20, 55:12, projected [1] - 82:20 projects [12] - 21:2, 21:14, 22:3, 23:2, 23:9, 39:25, 72:22, 83:7, 83:11, 83:12, properties [1] - 84:4 property [12] - 12:13, 12:14, 13:11, 14:19, 14:21, 31:17, 32:3, 32:9, 54:21, 64:17, proposal [1] - 106:2 proposals[1] - 12:6 proposed [1] - 5:13 protection[1] - 39:6 16:6, 68:6, 69:17 provided [2] - 69:20. Public [2] - 4:20, 5:12 public [40] - 5:2, 5:6, 5:18, 6:7, 6:9, 6:10, 6:24, 7:2, 8:17, 8:19, 10:12, 10:19, 22:2, 28:17, 30:13, 30:24, 31:2, 35:15, 35:16, 36:24, 49:24, 56:16, 56:21, 65:10, 76:17,

111:6, 111:19, 112:18 public's [1] - 49:9 publicly [1] - 47:8 purpose [4] - 23:14, 23:21, 29:4, 106:25 push [1] - 88:20 pushed [1] - 45:18 pushing [2] - 41:9, 78:22 put [14] - 12:5, 14:11, 14:12, 14:18, 14:21, 16:7, 17:14, 21:12, 52:13, 89:13, 91:24, 91:25, 105:7, 110:22 puts [1] - 18:11 putting [5] - 16:2, 18:11, 21:25, 38:24, 81:7

Q

quadruple [1] - 30:4 quality[3] - 58:23, 95:22, 96:25 Queens [1] - 17:7 Queensification [2] -16:20, 81:5 questions [1] - 91:7 quick [1] - 108:21 quite [11] - 16:19, 18:7, 18:15, 20:12, 34:22, 69:20, 77:9, 77:18, 78:4, 105:11, 107:7

R

racks [1] - 51:21 rail [1] - 43:14 Railroad [2] - 26:16, 78:11 raised [2] - 101:22, 102:7 range [1] - 92:11 ranked [1] - 40:12 rated [1] - 106:13 reach [1] - 58:25 reactive [1] - 37:15 read [11] - 4:11, 4:14, 9:4, 19:21, 37:23, 45:11, 51:9, 51:11, 51:20, 58:18, 58:24 reading [3] - 20:8, 27:16, 102:4 ready [4] - 3:5, 52:7, 54:13, 100:11 real [5] - 31:16, 34:25, 80:24, 84:3, 84:8 really [46] - 7:19, 8:19,

14:7, 23:18, 24:16, 27:7, 33:2, 35:9, 39:19, 41:3, 42:25, 43:3, 43:18, 44:22, 47:16, 48:6, 48:17, 50:14, 51:8, 51:17, 51:19, 52:20, 53:4, 55:15, 55:20, 56:5, 56:6, 57:2, 59:4, 59:6, 59:22, 64:2, 66:18, 68:21, 69:17, 69:22, 70:3, 73:20, 74:16, 87:12, 96:16, 99:10, 99:12, 111:22 reason [5] - 54:4, 62:7, 62:12, 62:13, 88:9 reasonable [1] - 44:10 reasons [2] - 62:8, 88:9 receive [1] - 24:19 received [3] - 24:25, 30:13, 68:3 receiving [2] - 70:25, 71:4 receptive [2] - 49:5, 49:8 recited [1] - 3:13 recognize [3] - 105:9, 105:24, 105:25 recognized [1] - 50:11 recognizes [1] - 50:8 recommend [1] -89:13 recommendation [4] -16:4, 30:14, 30:16, 67:17 recommendations [9] - 15:17, 15:18, 15:22, 21:6, 21:13, 39:23, 49:17, 58:19, 66:20 recommended [1] -58:13 record [1] - 6:7 recycling [2] - 53:16, 53:21 redone [1] - 86:5 reduce [2] ~ 17:3, 79:16 reducing [2] - 16:25, 79:15 referring [1] - 30:18 reflected [1] - 49:25 reform [1] - 65:18 regard [2] - 41:7, 42:4 regarding [2] - 18:3, 31:2 regards [1] - 18:3 Regency [1] - 44:8

regularly [1] - 96:6 reinforce [1] - 105:15 reinvent[1] - 86:2 reiterate [1] - 100:4 related [2] - 30:14, 39:2 relieved [1] - 85:12 remain [1] - 11:7 remarks [1] - 99:14 remediation [1] -105:13 remember (3) - 55:4, 109:24, 110:24 remind [1] - 8:18 removed [2] - 30:10, 30:15 renovate [1] - 31:7 renovating [1] - 31:9 rent [2] - 51:22, 101:8 rent-a-bike [1] - 51:22 rental [1] - 71:3 repairs [1] - 95:8 repeatedly[1] -108:23 report [3] - 95:20, 95:21, 95:22 Reporter [2] - 113:7, 113:19 reports [2] - 94:12, 96:17 reputation [1] - 63:7 request [5] - 12:6, 36:15, 36:20, 64:22, 66:2 requesting [3] - 65:16, 66:9, 66:13 requests [1] - 37:8 requirement[1] -91:18 requirements [1] -10:9 reserves [1] - 108:12 residences [1] - 83:12 residential [7] - 73:7, 82:4, 82:5, 84:4, 106:7, 106:8, 106:10 residents [9] - 6:19, 39:6, 43:12, 44:4, 44:7, 71:15, 73:14, 78:5, 78:9 rest [2] - 72:8, 75:2 restaurants [5] - 58:5, 61:18, 74:4, 74:5, 98:25 result [2] - 21:7, 87:3

results [1] - 94:15

75:11, 76:4

retail [7] - 29:12, 33:4,

56:11, 57:4, 57:11,

reverted [1] - 66:5 review [1] - 5:21 revitalization [7] -44:20, 55:2, 55:7, 55:19, 57:2, 57:22, 72:18 revitalize [3] - 23:12, 57:7, 61:5 Reynolds [1] - 40:17 ribbon [5] - 63:9, 77:9, 77:13, 100:23, 101:14 RICE [1] - 98:5 Rice [1] - 98:5 richard [1] - 16:15 Rick [1] - 107:13 rid [1] - 33:8 ridiculous [1] - 17:13 rights [1] - 10:9 rink [1] - 12:21 rise [1] - 105:16 road [1] - 80:8 Road [9] - 10:24, 10:25, 34:19, 69:14, 79:7, 79:9, 80:6, 95:12, 95:13 roads [1] - 52:21 robust[1] - 17:24 Roche [1] - 48:16 rock [2] - 41:18, 61:14 roll [3] - 3:15, 53:20, 110:8 rolled [1] - 52:17 rolls [1] - 110:23 Rooney [1] - 18:23 routes [1] - 78:20 Row [1] - 40:17 row [2] - 63:9, 99:22 rules [1] ~ 6:16 rumors [1] - 70:14 run [3] - 52:15, 78:22, 107:10 running [1] - 54:12 runoff [1] - 39:4 runs [2] - 43:22, 78:19 RXR [3] - 108:22, 109:6, 109:15

S

sadly [1] - 107:11 Sag [1] - 52:3 sales [1] - 74:19 salons [1] - 74:7 Saturday [1] - 44:15 saved [1] - 76:20 saw [5] - 16:25, 51:7, 52:17, 53:17, 72:21 saying,I've [1] - 100:5

SCAGLIOLA [18] -2:5, 3:25, 37:12, 38:9, 45:9, 45:21, 45:24, 87:20, 87:24, 88:8, 88:17, 89:18, 109:22, 110:3, 110:11, 110:17, 111:8, 112:6 Scagliola [3] - 3:24, 111:11, 112:5 scale [2] - 106:8, 106:14 scary [1] - 105:20 schedule [1] - 10:16 scheduling [1] - 43:15 school [5] - 60:25, 63:8, 105:2, 107:24, 108:10 School [3] - 16:15, 29:20, 57:14 scope [1] - 48:2 sea [1] - 105:17 Seaman [2] - 95:12, 95:13 season [2] - 60:18, 95:15 seat [3] - 3:3, 3:4, 59:16 second [10] - 9:2, 18:15, 38:23, 39:11, 77:15, 99:20, 99:22, 103:25, 111:7, 111:9 section [1] - 67:23 sections [1] - 85:18 see [30] - 9:11, 12:16, 13:3, 13:4, 16:4, 18:2, 40:25, 49:11, 52:9, 52:20, 53:20, 55:21, 59:19, 59:23, 61:14, 61:16, 72:9, 72:21, 76:21, 77:7, 79:12, 86:4, 86:25, 96:2, 102:25, 104:22, 105:2, 108:23, 109:3, 109:20 seeing [4] - 42:6, 53:19, 86:7, 86:8 seem [3] - 73:20, 73:23, 77:11 selected [2] - 47:8, 47:20 senior[1] - 8:21 sense[1] - 13:20 sensitive [1] - 21:20 separate [1] - 30:7

SEQRA [5] - 22:25,

24:4

23:7, 23:8, 23:15,

sequential [1] - 38:22

Sergeant m - 3:6 serves [1] - 43:18 service [13] - 27:15, 43:8, 43:14, 43:16, 43:25, 44:13, 45:12, 45:15, 45:16, 59:3, 65:7, 74:12 set [8] - 8:19, 24:2, 37:7, 37:10, 39:23, 48:8, 80:10, 113:14 sets [4] - 35:8, 36:6, 36:7, 36:10 setting [1] - 58:23 settled [1] - 82:15 seven [1] - 78:23 seventy [1] - 78:23 seventy-seven [1] -78:23 several [1] - 29:11 share [2] - 72:2, 72:15 shares [1] - 43:6 sheer[1] - 54:2 Sherman [1] - 69:14 shoe [1] - 75:14 shoes [1] - 75:12 shop [5] - 55:25, 57:10, 59:7, 73:14, 98:25 Shop [1] - 99:21 Shopping [4] - 29:14, 29:15, 30:2, 31:2 shopping [13] - 31:6, 31:7, 33:4, 55:21, 55:24, 59:11, 64:13, 64:23, 65:11, 65:14, 65:18, 66:3 shops [4] - 59:6, 59:8, 61:18, 99:2 Shore [2] - 17:21, 72:24 short [1] - 13:10 Shorthand [1] - 113:7 show [3] - 60:20, 63:14, 96:16 showed [1] ~ 76:21 showing [1] - 34:25 shows [1] - 62:13 sic [2] - 16:21, 81:5 sick [1] - 54:7 side [1] - 8:16 sidewalks [2] - 53:18, 87:16 signage [1] - 89:24 significantly [1] -72:19 Silverman [2] - 3:19, 111:17 SILVERMAN [9] - 2:7, 3:20, 22:8, 22:24,

38:19. 111:18 similar [2] - 14:14, 75:3 simple [2] - 17:25, 88:4 simply [1] - 77:23 simply,like [1] - 35:17 single [4] - 47:23, 61:24, 72:5, 95:8 sit [1] - 98:20 site [4] - 14:6, 23:15, 24:4, 86:15 site-specific [1] - 24:4 sitting [1] - 35:18 situations [1] - 24:10 size [2] - 30:5, 67:11 skate [3] - 13:23, 14:12, 14:18 skating [2] - 11:11, 12:21 skip [1] - 72:2 skipping [1] - 77:25 slant [1] - 46:13 small [5] - 47:12, 47:14, 74:2, 109:14 smart [2] - 58:9, 58:21 Smart [3] - 5:13, 91:11, 91:12 SMITH [2] - 16:15, 99:24 smith [1] - 99:18 Smith [1] - 16:15 smoothly [1] - 28:16 SOBECK [28] - 90:24, 91:2, 91:5, 91:22, 92:5, 92:14, 92:18, 92:21, 93:2, 93:7, 93:12, 93:14, 93:17, 94:9, 94:23, 95:9, 95:16, 95:19, 96:2, 96:7, 96:11, 96:15, 96:22, 97:8, 97:14, 97:18, 97:22, 98:2 Sobeck [1] - 91:5 solar[1] - 92:16 sold [1] - 60:23 soliciting [1] - 14:24 solve [1] - 45:22 someone [6] - 14:5, 35:18, 65:22, 65:25, 108:23, 108:24 somewhat [2] - 21:3, 102:5 somewhere [1] -46:10 son [1] - 27:5 soon [3] - 17:15, 28:5, 95:13 sorry [2] - 8:4, 62:23 sort [7] - 9:24, 19:9,

40:8. 53:19. 102:10. 102:15, 102:25 sound [1] - 63:23 Southland [1] - 91:6 space [5] - 57:18, 61:4, 62:2, 65:7, 65:14 spaces [1] - 101:9 spare [1] - 56:3 speaking [2] - 98:11, 102:12 spec [1] - 21:12 special [3] - 66:8, 86:10, 86:13 special-use [2] -86:10, 86:13 specific (14) - 20:17. 21:2, 21:5, 21:13, 21:23, 22:3, 22:14, 22:25, 23:9, 23:15, 24:3, 24:4, 30:20 specifically [4] -20:10, 82:17, 85:18, 86:9 specifications [1] -20:15 specifics [1] - 20:17 spend [2] - 57:21, 88:6 spent [1] - 21:4 Spiro [1] - 60:2 SPIRO [2] - 60:4, 60:8 spoken [4] - 30:25, 33:13, 66:24, 98:24 sponsors [1] - 10:4 spot [1] - 29:24 Square [3] - 73:9, 73:16, 100:7 SS[1] - 113:4 staff [3] - 8:19, 25:4, 25:24 stage [2] - 36:7, 36:11 stakeholders [2] -8:24, 73:12 stand [3] - 3:9, 3:11, 54:13 standard [2] - 22:18, 23:19 standards [1] - 94:13 Staples [7] - 29:14, 29:15, 30:2, 30:24, 31:2, 33:8, 81:23 Staples' [1] - 33:10 star [1] - 48:17 start [6] - 42:6, 42:7, 51:18, 54:7, 83:6,

95:14

started [5] - 9:8, 9:9,

starting [2] - 45:13,

63:22, 68:8, 100:12

45:15 starts [1] - 34:24 state [19] - 6:6, 6:17, 8:14, 9:25, 10:4, 10:9, 10:21, 16:13, 19:9, 19:18, 19:22, 24:23, 25:24, 26:3, 40:15, 42:20, 46:19, 48:23 State [5] - 10:7, 25:5, 41:9, 69:11, 113:8 STATE [1] - 113:3 statement [4] - 9:3, 9:5, 79:14 states [1] - 85:18 station [2] - 27:20, 65:12 stations [1] - 95:12 statistics [1] - 69:21 stay [5] - 5:7, 5:8, 5:10, 33:21 stayed [3] - 10:16, 45:17, 105:4 steer[1] - 49:14 stenographer [1] - 6:6 stenographic [1] -113:11 step [3] - 45:16, 45:25, 46:3 steps [1] - 55:23 still [9] - 4:25, 35:7, 60:13, 70:15, 76:11, 84:23, 94:4, 99:5, 103:9 stone [2] - 47:24, 48:9 stood [1] - 51:12 stop [3] - 17:14, 31:17, 81:9 stopped [5] - 44:14, 70:18, 107:23, 108:2, 108:5 store [12] - 57:9, 57:11, 65:4, 67:9, 67:14, 68:14, 75:14, 75:15, 75:19, 87:12, 108:24 storefronts [3] - 77:4, 77:21 stores [12] - 29:12, 31:10, 33:9, 55:22, 56:4, 57:8, 62:3, 67:13, 67:22, 75:16, 87:8, 88:3 storms (1) - 105:14 stormwater [2] - 39:4, 105:12

strings [2] - 92:5, 92:22 stroll[1] - 98:25 strong [1] - 58:22 strongly [2] - 6:25, 58:13 structure [1] - 30:5 stucco [1] - 87:9 stuck[1] - 37:19 students [1] - 44:14 studies [1] - 94:14 studio [3] - 74:15, 104:24, 107:12 studios [1] - 75:3 stuff [3] - 54:6, 77:25, 86:16 subject [1] - 103:6 subsequent [1] -20:24 substandard [1] -50:10 substantial [2] - 86:2, 86:6 substantially [1] -85:12 suburban [1] ~ 17:8 succeeding [1] -83:10 success [1] - 47:17 suggest [1] - 104:14 Suggested [1] - 38:3 suggestion [4] -52:13, 87:11, 90:11, 93:8 suggestions [4] -9:24, 11:20, 12:11, 12:15 summary [2] - 7:14, 7:15 Suozzi [2] - 52:12, 54:7 supermarket [7] -64:23, 65:14, 66:7, 67:6, 67:7, 68:11 support [3] - 32:6, 38:15, 57:16 supports [1] - 32:5 supposed [3] - 9:8, 37:6, 54:22 supposedly [1] - 95:3 survey [6] - 6:10, 8:22, 72:14, 75:5, 75:6, 75.9 surveys [1] - 74:25 sustainability [2] -

39:2, 58:10

84:6. 87:6. 88:23

34:19, 52:14, 57:10

street[4] - 12:19,

streets [1] - 29:21

Sustainability [1] -5:14 sustainable [1] -92:11 system [1] - 50:10

T

Talent [1] - 63:10

talent [4] - 63:14. 63:15, 63:20, 64:3 talent, and [1] - 64:4 talented [1] - 63:8 tangent [1] - 51:24 tapes [1] - 63:22 taste [1] - 88:20 tax [9] - 71:5, 71:12, 107:6, 107:11, 109:4, 109:5, 109:7, 110:8, 110:23 taxes [4] - 71:2, 71:16, 76:3, 109:20 taxpayers [1] - 49:24 team [5] - 10:17, 47:9, 47:14, 47:18, 48:15 Temporarily [1] -107:25 tend [1] - 55:2 term [3] - 16:18, 16:19, 81:24 terminology [2] -20:2, 20:15 terms [7] - 19:9, 38:10, 58:20, 74:17, 104:13, 105:22, 106:12 terrible [1] - 27:15 terrific [1] - 47:9 test [1] - 96:8 tested [2] - 96:3, 96:6 testing [1] - 96:8 th [1] - 82:3 Thankyou [1] - 15:8 that'd [1] - 97:21 thatwe [1] - 88:10 THE [2] - 17:19, 111:10 Theater[1] - 60:18 theater [2] - 57:18, 61:8 therefore [1] - 6:25 they've [8] - 19:17, 30:25, 47:11, 48:16, 65:2, 65:5, 68:8, 91:21 thick [1] ~ 84:7 thik [1] - 58:19 third [2] - 39:11, 63:9 thirty[1] - 110:18 thorough [1] - 69;17

story [2] - 45:18, 81:6

16:16, 28:3, 29:21,

Street [10] - 1:16,

thoughts [1] - 29:8 thousand [2] - 60:24, 61:19 three [7] - 6:19, 7:17, 55:22, 77:19, 84:10, 103:25, 105:5 throughout [3] - 6:8, 41:8, 102:24 tickets [1] - 60:23 timeline [2] - 9:8, 48:2 timers [1] - 52:14 TINA [1] - 2:10 tiny [1] - 29:24 TIP [1] - 2:9 tip[1] - 54:8 tipping [1] - 102:15 TOD [2] - 26:13, 50:12 today [3] - 51:25, 67:19, 77:20 together [3] - 21:25, 57:25, 105:7 Tolbert [1] - 6:2 Tom [1] - 52:12 ton [2] - 44:5, 78:17 tonight [12] - 6:25, 7:2, 7:17, 7:25, 9:18, 28:17, 29:4, 33:3, 36:19, 98:20, 98:24, 111:20 tonight's [4] - 4:12, 6:11, 6:16, 111:6 took [9] - 22:6, 43:7, 48:3, 49:10, 49:16, 49:23, 61:2, 84:7, 86:3 top [3] - 33:5, 45:18, 109:12 topic [2] - 66:18, 89:21 totally [1] - 24:8 touch (1) - 54:25 touchy[1] - 103:5 tough [1] - 57:22 tour [1] - 10:21 towards [1] - 49:15 town [22] - 13:20, 14:2, 18:14, 24:18, 29:11, 32:21, 33:22, 67:23, 70:13, 75:16, 75:19, 79:25, 80:20, 81:19, 87:10, 97:2, 99:3, 99:4, 99:5, 100:21, 101:6, 101:7 towns [3] - 80:11, 84:9, 89:22 tracked [1] - 21:17 traffic [12] - 17:2, 17:3, 17:12, 29:24, 50:2, 79:15, 79:17, 79:21,

80:3, 80:22, 100:14,

100:17 train [10] - 26:18, 26:19, 26:25, 27:2, 27:4, 27:7, 27:10, 27:14, 27:15, 65:12 train-oriented [1] -26:25 trains [4] - 26:21, 26:22, 50:8, 78:21 transcript [1] - 113:11 TRANSCRIPT [1] -1:25 transit [6] - 41:7, 41:11, 41:15, 50:5, 50:8, 50:10 transit-based [2] -41:7, 41:11 transit-oriented [2] -50:5, 50:8 transits [1] - 11:5 translating [1] - 73:22 transportation [14] -15:19, 26:14, 26:15, 30:14, 43:4, 44:23, 51:14, 56:16, 56:22, 65:9, 65:10, 78:4, 78:8, 78:10 travel [1] - 43:21 travels [1] - 94:11 tread [1] - 102:18 tremendous [2] -70:8, 79:21 tremendously [1] -74:20 Triangle [1] - 72:25 trips [1] - 52:9 Truby [3] - 59:7, 61:19, 99:20 true [2] - 35:9, 113:10 trust (1) - 13:18 try [10] - 27:13, 35:25, 37:17, 38:15, 55:17, 56:4, 57:23, 75:16, 75:24, 83:6 trying [19] - 12:25, 13:2, 23:19, 29:8, 33:8, 38:14, 46:12, 55:6, 56:7, 57:7, 57:15, 57:17, 57:19, 61:17, 65:3, 68:17, 78:20, 80:14, 90:3 turn [3] - 7:5, 8:4, 10:11 tweak [1] - 13:5 twice [1] - 72:15 two [17] - 8:24, 18:6, 19:22, 29:18, 42:13, 43:19, 53:23, 76:17,

80:4, 84:5, 84:9,

84:21, 86:6, 88:25,

91:7, 100:6 type [7] ~ 16:9, 27:11, 37:7, 58:21, 59:4, 92:15, 92:16 types [2] ~ 39:25, 75:24

U

ultimately [1] - 37:2

unbelievable [1] -

under [1] - 105:5

98:13

understood [1] -49:17 underway [2] - 72:22, 72:23 unfair[1] - 18:16 unfortunately [1] -76:18 uniformity [4] - 88:16, 89:23, 89:24 units [9] - 70:9, 72:6, 72:23, 73:8, 73:9, 73:19, 82:3, 82:6, 82:17 unless [1] - 79:7 unlike [2] - 49:21, 102:20 unturned [1] - 47:25 up [49] - 8:17, 10:20, 16:13, 17:18, 23:9, 25:21, 32:5, 33:11, 33:12, 33:15, 33:19, 34:7, 34:19, 35:8, 37:14, 41:10, 42:20, 42:22, 51:2, 51:13, 53:6, 54:17, 54:23, 55:13, 57:8, 57:9, 57:14, 58:11, 63:11, 72:19, 76:20, 76:21, 77:19, 79:10, 81:7, 83:3, 83:13, 84:2, 87:16, 89:9, 89:16, 90:8, 93:9, 96:16, 100:11, 101:24, 104:23, 105:16 update [1] - 26:5 updating [1] - 5:20 urbanism [1] - 58:9 urbanist [1] - 58:21 urbanist-type (1) -58:21 uses [3] - 16:2, 86:3

٧

vacancies যে - 77:16, 101:6 vacant জ্ব - 77:4,

77:12, 77:22 vacation [1] - 28:22 variance [1] - 66:8 various [3] - 13:19, 36:25, 52:9 vehicle [1] - 43:6 versed [1] - 31:16 version [2] - 30:11, 30:12 versus [1] - 37:20 vibe [1] - 46:5 views [1] - 67:5 villa (1) - 20:7 village [1] - 73:9 Village [2] - 73:16, 100:6 visible [1] - 35:15 vision [3] - 9:3, 9:5, 79:14 visit[1] - 62:11 visited [1] - 51:25 vitalizing [1] - 73:5 voice[1] - 103:7 volume [1] - 80:12 voluminous [1] -51:10 vote [7] - 32:14, 32:15, 47:22, 48:7, 111:25, 112:7, 112:15 voted [1] - 32:19 voting [1] - 28:18

W

wait[4] - 6:21, 37:19, 99:19, 103:24 waiting [2] - 35:18, 90:23 walk[1] - 47:23 walkable [1] - 52:5 walking [4] - 52:2, 52:3, 53:10, 62:18 wan [1] - 76:10 wants [8] - 16:7, 22:5, 30:24, 31:3, 32:3, 32:22, 36:14, 37:19 Washington [1] -52:16 waste [4] - 53:22, 53:23, 54:4, 54:11 wasted [1] - 64:6 water [20] - 39:7, 41:2, 41:4, 54:6, 93:20, 93:21, 94:12, 94:15, 94:17, 95:11, 95:21, 96:3, 96:5, 96:19, 96:21, 96:25, 97:3, 97:4, 97:16 waterfront [5] - 20:6, 39:3, 70:10, 100:7,

107:20 waterfronts [1] -108:22 waters [1] - 95:3 waterways [1] - 4:21 watr [1] - 95:14 ways [3] - 36:25, 62:6, 100:15 website [2] - 5:22, 58:12 week [1] - 55:23 weekend 171 - 43:7. 44:13, 45:16, 60:4, 60:6, 60:21, 61:25 weekend,and [1] -60:20 weekends [3] - 44:2, 45:13, 55:5 weigh [1] - 106:22 welcome [1] - 14:4 welcomed [1] - 6:9 well-versed [1] - 31:16 wen [1] - 61:12 Wendy's [1] - 64:13 Wenk [2] - 6:3, 49:19 westbound [1] - 80:5 whenthat [1] - 54:5 WHEREOF [1] -113:14 wherethat [1] - 83:2 WHEREUPON [3] -4:13, 4:15, 112:18 whit [1] - 87:8 white [2] - 89:9, 89:13 whole [11] - 28:11, 35:22, 49:19, 51:11, 54:4, 69:24, 96:24, 100:11, 108:13, 108:17, 109:21 willing [1] - 57:20 wise [1] - 28:6 WIT [1] - 62:23 wit [1] - 22:22 WITNESS [2] - 17:19, 113:14 won [1] - 99:21 wonderful [4] - 48:17, 96:19, 97:24, 99:23 wondering [2] - 56:25, 97:9 Woods [2] - 10:24, 10:25 word (5) - 19:17, 20:14, 26:20, 63:17 words [1] - 103:23 workforce [4] - 78:9, 78:25, 79:5, 80:17 works [1] - 64:16 workshops [2] - 6:10,

8:21

world [1] - 56:6 worry [1] - 99:11 worse [1] - 94:5 worst [1] - 26:19 wrap [1] - 100:11 written [1] - 50:7 www. GlenCoveComprehensivePlan .com [1] - 5:23

Υ

year [19] - 5:21, 9:9, 9:10, 9:12, 33:16, 48:16, 53:24, 61:23, 63:9, 63:11, 65:3, 66:10, 66:13, 74:20, 84:6, 99:22, 100:23, 110:10, 110:18 years [21] - 16:21, 19:16, 39:16, 43:7, 55:3, 58:8, 77:19, 83:12, 84:6, 84:21, 84:22, 86:5, 86:6, 92:25, 93:4, 100:2, 104:25, 105:19, 110:12, 110:18, 110:20 yesterday [1] - 68:4 YORK [2] - 1:5, 113:3 York [3] - 1:17, 41:9, 113:8 young (1) - 109:24 youth [3] - 42:8, 103:9, 103:10

Z

zone [2] - 24:10, 67:21 zoned [1] - 66:7 zones [5] - 12:12, 13:4, 20:8, 22:19, 24:4 Zoning [1] - 24:13 zoning [14] - 12:17, 13:5, 15:18, 18:3, 21:5, 21:13, 22:17, 22:18, 23:5, 23:9, 23:19, 36:11, 106:10 zoom [1] - 112:16 Zozzaro [2] - 3:16, 111:14 ZOZZARO [3] - 2:8, 3:17, 111:15