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STATE OF NEW YORK : COUNTY OF ORANGE  
TOWN OF WAWAYANDA PLANNING BOARD  
- - - - - X  
Public Hearing in the Matters of

- DEWPOINT SOUTH: DEWPOINT DEVELOPMENT, LLC and GDBP 2171
- DEWPOINT NORTH: DEWPOINT NORTH, LLC
- DOLSONTOWN EAST: DOLSONTOWN ROAD EAST, LLC
- SIMON BUSINESS PARK: MID DOLSONTOWN, LLC
- MARANGI SOLID WASTE FACILITY: DOM KAM, LLC

- - - - - X

Date: June 8, 2022  
Time: 7:40 p.m.  
Place: Town of Wawayanda  
Town Hall  
80 Ridgebury Hill Rd  
Wawayanda, NY 10973

BOARD MEMBERS: RICHARD ONORATI, II, Chairman  
JOHN BACAN  
BEN DOMBAL  
JAMES DRISCOLL  
JOHN NEIGER  
JOHN PIERCE  
JOHN RAZZANO

- - - - - X

MICHELLE L. CONERO  
3 Francis Street  
Newburgh, New York 12550  
(845) 541-4163

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ALSO PRESENT:

DAVID BAVOSO, ESQ., Town Attorney  
PATRICK HINES, Town Engineer, McGoey,  
Hauser & Edsall  
STACEY DALY-WILKINS, Planning & Zoning  
Secretary  
ROBERT STOUT, ESQ., Whiteman, Osterman &  
Hanna, LLP  
DR. PHILIP GREALY, Colliers Engineering &  
Design  
JUSTIN DATES, Colliers Engineering &  
Design  
ISAAC NEUMAN, RDM

1       Public Hearing - 6/8/2022

2                   CHAIRMAN ONORATI: Next on the  
3 agenda is the Dolsontown Corridor  
4 DGEIS and requested project approvals  
5 pursuant to the State Environmental  
6 Quality Review Act. This Draft  
7 Environmental Assessment has to do  
8 with five projects that are on  
9 Dolsontown Road, the Marangi, the  
10 Simon project, the RDM 3 through 5.  
11 It specifically looked at five  
12 different sections, the road system,  
13 the water and sewer infrastructure,  
14 the stormwater discharges, threatened  
15 and endangered species and historical  
16 and archeological resources.

17                   At this time I'd like to open  
18 the public hearing. Before we do so,  
19 I just want -- we have a sign-in  
20 sheet.

21                   Do we know how many people?

22                   MS. DALY-WILKINS: I'll check.

23                   CHAIRMAN ONORATI: I'm sure  
24 it's not going to be excessive. What  
25 we want to make sure of is that we

1       Public Hearing - 6/8/2022

2           don't have repeats. We're going to  
3           have the applicant review what the  
4           project is, give a brief description  
5           of it. What I mean by repeats is  
6           just there are some things that we  
7           obviously have taken an in-depth look  
8           at. If you hear somebody comment on  
9           that, please don't repeat it. We'll  
10          try to get as many different aspects  
11          that any of the public are concerned  
12          with.

13                 MR. HINES: Mr. Chairman, these  
14           projects came before the Board as  
15           five separate projects. The Board  
16           took a look at these five separate  
17           projects. Any one of them alone may  
18           not have met the threshold for an  
19           environmental impact statement. The  
20           Board determined that because of the  
21           proximity of each of the projects,  
22           and they're on the same access road,  
23           that the cumulative impacts of the  
24           projects together may result in a  
25           significant environmental impact.

1       Public Hearing - 6/8/2022

2           The Board chose to do what's called a  
3           generic environmental impact  
4           statement, taking each of the five  
5           projects and analyzing their  
6           cumulative impacts along the  
7           Dolsontown Road corridor and tasked  
8           the applicants with doing the  
9           studies.

10           The Board received an  
11           environmental assessment form for  
12           each of the projects. The Board held  
13           a public scoping session where it  
14           received input from the Town. The  
15           Board adopted a scope which became  
16           the, for lack of a better term, table  
17           of contents for the draft  
18           environmental impact statement. The  
19           Board received those draft  
20           environmental impact statements and  
21           the Board and its consultants  
22           reviewed that for completeness, sent  
23           comments back to the applicant, and a  
24           revised draft environmental impact  
25           statement was submitted. The Board

1       Public Hearing - 6/8/2022

2               accepted that as complete with regard  
3               to the scope. They checked the  
4               boxes, basically, on the table of  
5               content.

6               Now the project is undergoing a  
7               technical review through the Board  
8               and its consultants. The Board hired  
9               a separate independent traffic  
10              consultant to work for the Town to  
11              review the applicants' traffic  
12              studies. My office has reviewed  
13              various parts of the document as  
14              well.

15              Tonight the applicants will do  
16              a brief presentation of the project.  
17              The Board is looking to hear public  
18              comments on the project in general,  
19              on the generic environmental impact  
20              statement.

21              There is a stenographer here  
22              that is taking down all the questions  
23              that you folks have. The projects  
24              will be tasked with addressing those  
25              substantive comments as determined by



1       Public Hearing - 6/8/2022

2           engineer, joined by Phil Grealy this  
3           evening, the traffic engineer with  
4           Colliers, and RDM principal Isaac  
5           Neuman as well. This team represents  
6           the RDM entities 3 through 5, as Pat  
7           had indicated. Also present tonight  
8           are representatives from the Marangi  
9           project. We thought the -- we  
10          organized our presentation tonight by  
11          having me give a few words as to the  
12          SEQRA process and turn it over to  
13          Justin for a brief conversation about  
14          each of the RDM projects, and then  
15          John Battaglia and his team with  
16          Marangi for the Marangi projects.

17                 So we do appreciate the  
18                 opportunity to be before you tonight  
19                 for the public hearing. As you know,  
20                 SEQRA does not require there to be a  
21                 public hearing. This Board has opted  
22                 to host a public hearing as part of  
23                 its SEQRA review. We fully support  
24                 that because we believe a robust,  
25                 informed input makes the project



1       Public Hearing - 6/8/2022

2               better for all the parties.

3               With respect to notice, I  
4               checked with the Board Clerk before  
5               this meeting. She provided evidence  
6               that notice of this hearing and  
7               completeness of the DEIS was  
8               published in The Times Herald Record  
9               on May 22nd of this year, which  
10              satisfies the SEQRA requirement that  
11              notice be published at least 14  
12              calendar days in advance of the  
13              hearing. Likewise, our office mailed  
14              the notice of hearing and  
15              completeness to all property owners  
16              pursuant to the list and maps  
17              provided to the Board Clerk. That  
18              notice went out on or about May 18th.  
19              I provided evidence of that to do  
20              Board Clerk tonight.

21              Additionally, since on or about  
22              May 17th the notice of hearing and  
23              completeness, complete with an  
24              electronic copy of the DGIS was  
25              posted to multiple areas on the Town

1       Public Hearing - 6/8/2022

2               website so that the DGIS has been  
3               publicly available before this  
4               evening.

5               As to the substance of this  
6               evening's hearing, the SEQRA regs  
7               provide when a SEQRA hearing is to be  
8               held it should be conducted with  
9               other public hearings on the proposed  
10              action. Therefore, to the extent  
11              each of the projects requires special  
12              use permits, site plan review and  
13              approval, the Planning Board has  
14              elected to have this hearing serve as  
15              the hearing for those matters as  
16              well, and the notice reflects this.

17              I note that the Planning Board  
18              and its consultants have made clear  
19              that the Board intends to extend this  
20              public hearing, which includes both  
21              the DGIS element of the hearing as  
22              well as the underlying project  
23              approvals, until its next meeting on  
24              June 22nd. We fully support that.  
25              We have no objection to an extended

1 Public Hearing - 6/8/2022

2 hearing to that date.

3 I note that the materials  
4 provided tonight and the materials  
5 submitted to the Board reflect a  
6 comment period conclusion date of  
7 June 20th. That's only because the  
8 Board hasn't taken formal action yet  
9 to extend the hearing. As soon as  
10 you do, we'll update those materials  
11 so that the public comment period  
12 will be longer.

13 CHAIRMAN ONORATI: Excuse me.  
14 Dave, did you want to address that we  
15 weren't going to do two weeks. We're  
16 not doing until the June 22nd  
17 meeting. We were going to do --

18 MR. BAVOSO: We're going to do  
19 until the first meeting in July most  
20 likely.

21 MS. DALY-WILKINS: Which is the  
22 13th.

23 CHAIRMAN ONORATI: I wanted to  
24 make sure the communication was  
25 clear.

1       Public Hearing - 6/8/2022

2                   Dave, can you address the  
3       reasons?  Were there issues  
4       associated as far as the amount of  
5       time that we're going to have?

6                   MR. BAVOSO:  The amount of time  
7       as for?

8                   CHAIRMAN ONORATI:  For meeting  
9       all the statute requirements.

10                  MR. BAVOSO:  The public hearing  
11       does that.  It's my understanding  
12       that we're waiting to hear from at  
13       least the County and a couple of  
14       other outside agencies.

15                  The intent is to leave the  
16       public hearing -- adjourn the public  
17       hearing 30 days so that those can be  
18       received and the Board can address  
19       those with the applicant once they  
20       are received at that next portion of  
21       the public hearing.  The goal is to  
22       get as much comment as we can this  
23       evening with the hope of not  
24       repeating that comment at the next  
25       one.  If at any point during that 30-



1       Public Hearing - 6/8/2022

2               and the hearings on the underlying  
3               applications going forward. We would  
4               expect that at the first meeting in  
5               July the Board would have the ability  
6               to close the hearing in so far as it  
7               relates to the DGIS but also have the  
8               option of leaving it open for the  
9               individual project approvals in the  
10              event that comments received on the  
11              DGIS necessitate individual project  
12              modifications.

13              As was mentioned, at each of  
14              the hearings in the DGIS we will have  
15              a stenographer present. Pursuant to  
16              the SEQRA requirements, the applicant  
17              will provide written responses to the  
18              substantive oral and written comments  
19              that are received during the public  
20              comment period.

21              As to what we hope to  
22              accomplish tonight, the SEQRA  
23              regulations provide in part that the  
24              purpose of the public hearing is to  
25              aid the agency decision making

1       Public Hearing - 6/8/2022

2           process by providing a forum for or  
3           an efficient mechanism for the  
4           collection of public comment. We  
5           intend to do just that tonight,  
6           collect public comment so that all  
7           comments may be comprehensively  
8           responded to in a complete written  
9           submission as part of the final  
10          environmental impact statement.  
11          Those responses will also contemplate  
12          whether any changes are necessary to  
13          the DGIS as part of the response.

14                 Our intent tonight is to, as I  
15                 mentioned, collect those comments.  
16                 Consistent with the requirements of  
17                 SEQRA, not get into a back and forth  
18                 or a debate with commenters or Board  
19                 Members. That's really contrary to  
20                 the purpose set forth in the SEQRA  
21                 regulations to solicit comments and  
22                 to have us take them back and give  
23                 you informed responses in writing  
24                 along with any proposed changes to  
25                 the DGIS.

1       Public Hearing - 6/8/2022

2                   I'll also note that once the  
3                   FEIS is accepted by the Board,  
4                   subject to a minimum 10-day public  
5                   review period, so the public does  
6                   have another opportunity to review  
7                   those responses that are generated.

8                   With that, I'll turn it over to  
9                   Justin for a brief project of the RDM  
10                  projects.

11                  CHAIRMAN ONORATI: Good  
12                  evening, Justin.

13                  MR. DATES: Good evening.  
14                  Chairman, Board and the public,  
15                  Justin Dates with Colliers  
16                  Engineering & Design.

17                  Mr. Stout mentioned, I'm just  
18                  going to go through a few bullet  
19                  points on each of the RDM projects.  
20                  I do have plans set up to the right  
21                  over here.

22                  There's a couple of items that  
23                  are identical through each of the  
24                  project sites here for the RDM. One  
25                  is each is zoned within the Town's



1 Public Hearing - 6/8/2022

2 MC-1 Mixed Commercial Zoning District  
3 which permits warehouse uses via  
4 special use permit and site plan  
5 approval. Each of the parcels are  
6 within the Town's sewer district  
7 number 1 and water district number 1.

8 The information that was  
9 provided in the notices, and we also  
10 had a couple maps in the rear, within  
11 the DGIS document there are full site  
12 plans for each of these projects  
13 within the overall document. A  
14 website with that information was  
15 provided in those notices as well the  
16 map that we provided today.

17 So starting in the upper left-  
18 hand corner, this is identified as  
19 RDM #3 or the Dewpoint South project.  
20 This is a single tax parcel. It's  
21 about 11.6 acres in size. It's  
22 currently vacant. The applicant is  
23 proposing 125,000 square foot  
24 warehouse, 37 loading docks and a 65  
25 space parking area for the project.

1       Public Hearing - 6/8/2022

2           It has a single access on the western  
3           side of the site for truck and  
4           passenger vehicles. It also is  
5           proposing a gated emergency access on  
6           the east to Caskey Lane. The  
7           facility will hook up to Town  
8           utilities, so there will be water and  
9           sewer service for this building.

10                   UNIDENTIFIED SPEAKER: Can you  
11           speak up a little bit? I mean I'm  
12           right next to you and I can hardly  
13           hear you. You have a microphone.  
14           Talk into it and raise your volume.

15                   MR. DATES: I am, sir.

16                   Stormwater management for  
17           quality and quantity has been  
18           provided on site for this project.

19                   RDM #4, which is the upper  
20           right-hand corner, is Dewpoint North.  
21           This again is a single tax lot, about  
22           6.1 acres in size. It is 32,000  
23           square feet with 9 loading docks. It  
24           has a parking area of 33 spaces. It  
25           too has a single truck and passenger

1       Public Hearing - 6/8/2022

2           vehicle access on the western side of  
3           the site to Dolsontown Road. It will  
4           have a proposed water and sewer  
5           service to Town utilities. Again,  
6           stormwater management for quantity  
7           and quality is provided for on site.

8           RDM #5, or Dolsontown East, is  
9           going to be the bottom left-hand  
10          corner -- the bottom left. This is  
11          made up of three tax parcels. Its a  
12          total of 48.6 acres in size and they  
13          too are vacant. It is going to be --  
14          it is going to create two lots. It  
15          will dissolve the lot lines between  
16          the three and create two for the  
17          project. Lot 1 is on the western  
18          side. This lot is about 36.6 acres  
19          in size and it is proposing a 402,000  
20          square foot warehouse, 99 loading  
21          docks and 85 trailer storage spaces.  
22          This facility also provides a 199  
23          space parking area. It has two  
24          points of access to the site, one for  
25          truck access on the east onto

1       Public Hearing - 6/8/2022

2             Dolsontown Road and one for the  
3             passenger vehicle access to the  
4             parking area. We propose a water and  
5             sewer service connection to Town  
6             utilities. Stormwater management for  
7             quantity and quality is provided on  
8             site.

9             Lot 2 of RDM #5 Dolsontown East  
10            is about 11.5 acres in size. It's on  
11            the eastern side of the project site.  
12            It proposes a 61,000 square foot  
13            warehouse, 11 loading docks and a 60  
14            space parking area for the facility.  
15            This has a single truck and passenger  
16            vehicle access out onto Dolsontown  
17            Road on the east side of the site.  
18            Again we're looking to connect water  
19            and sewer utilities to Town mains.  
20            Storm management for quantity and  
21            quality is provided for each of the  
22            individual project sites.

23            Last, RDM #6, Simon Business  
24            Park, the bottom right-hand corner.  
25            It's that plan. It consists of two

1       Public Hearing - 6/8/2022

2           tax parcels. They total 70.7 acres  
3           in size and are also currently  
4           vacant. We will be dissolving the  
5           lot lines to create just a single lot  
6           for this project. Building 1, which  
7           is on the western side of Dolsontown  
8           Road, is 54,000 square feet in size  
9           with 18 loading docks and provides a  
10          96 space parking area for that  
11          facility.

12                 Building 2 is on the western  
13          side of the site. This is a 244,200  
14          square feet warehouse use. 32  
15          loading docks are proposed and 22  
16          trailer storage spaces for the site  
17          as well. It has a 130 space parking  
18          area and it -- the Simon Business  
19          Park project has a single truck and  
20          passenger vehicle access to  
21          Dolsontown for both buildings. It  
22          does have a gated emergency driveway  
23          to Caskey Lane. There will be  
24          proposed water and sewer service to  
25          Town utilities. The stormwater

1       Public Hearing - 6/8/2022

2               management has been designed on site  
3               for quantity and quality.

4               I will turn it over to John  
5               Battaglia so he can present the  
6               Marangi project.

7               MR. BATTAGLIA: Good evening.  
8               My name is John Battaglia. I've been  
9               in front of this Board several times  
10              in the past. It's nice to see you  
11              all again. Being in the same room  
12              going through COVID with you guys was  
13              also interesting. I'm glad everybody  
14              made it through safe and sound.

15              The Marangi project, or the Dom  
16              Kam transfer recycling facility, is  
17              being proposed in a two-phase  
18              approach. In the initial phase we're  
19              going to include the transfer and  
20              recycling facility which is about a  
21              30,000 square foot facility.  
22              Predominantly it's going to have two  
23              sections to it. One section will be  
24              for transfer of waste only. The  
25              other section has got a double bay

1       Public Hearing - 6/8/2022

2             for -- we're going to be preparing  
3             for recycling of fibers, wood, C&D  
4             debris.

5             The objective was to design a  
6             facility to allow it to grow and  
7             accept more and more materials in the  
8             market. We've seen quite a change in  
9             the waste market, especially with  
10            disposal prices going through the  
11            roof and capacity kind of  
12            disappearing. So that has allowed  
13            our facilities to become more and  
14            more creative and pulling materials  
15            out of the waste stream and recycling  
16            them.

17            The direction that we received  
18            from Marangi is to make sure that we  
19            had adequate space, docks and  
20            capacity to be able to separate and  
21            handle more materials coming out of  
22            the marketplace.

23            There will also be included a  
24            residential drop off area which would  
25            allow residents, in addition to

1       Public Hearing - 6/8/2022

2               dropping off their recyclables or any  
3               of their waste they may have or need  
4               to remove, it will have a double  
5               scale, an inbound and outbound scale  
6               system, to make the facility  
7               efficient for traffic purposes.

8               There's also going to be two  
9               entrances in the facility, one  
10              entrance specifically for residents  
11              and automobiles for employees and the  
12              other entrance would be specifically  
13              for the truck traffic.

14             Again, the second phase of the  
15             facility, which is really in a  
16             planning phase but was incorporated  
17             to ensure that we had full disclosure  
18             of our potential future, was to  
19             provide for a truck maintenance and  
20             repair facility. So we made sure  
21             that we incorporated those impacts  
22             into this analysis so that we would  
23             be covered, if this does move  
24             forward, on that part of the project.

25             CHAIRMAN ONORATI: Can you give



1       Public Hearing - 6/8/2022

2               the square footage of the truck  
3               facility, please?

4                       MR. BATTAGLIA: A 42,000 square  
5               foot truck facility and  
6               approximately 12,000 square foot  
7               maintenance facility.

8                       The entire project has got a  
9               stormwater management system designed  
10              in accordance with New York State DEC  
11              requirements.

12                      Also the lighting is night sky  
13              compliant. There won't be any  
14              impacts with regard to the night.

15                      We've orientated the site, and  
16              this was a process we went through  
17              with the Board as well, to minimize  
18              any visual impacts, any noise  
19              impacts. We performed those studies  
20              and provided the additional screening  
21              necessary to ensure the impacts are  
22              minimized or essentially eliminated.

23                      During the process, those that  
24              are not familiar with the SEQRA  
25              process, we go through a fairly

1       Public Hearing - 6/8/2022

2           substantial environmental review.  
3           That review included wetlands review,  
4           landscaping that will provide for  
5           screening, a visual impact analysis,  
6           noise studies, stormwater management  
7           studies, light studies, odor control  
8           and management studies. So a lot of  
9           work went into that process. We  
10          worked with the Town's engineers. We  
11          had several rounds of comments and  
12          addressed and modified our  
13          applications to ensure that we  
14          addressed those concerns from the  
15          Town and the Town's engineer.  
16          Marangi was very receptive and we  
17          made those appropriate changes as  
18          those requests came in.

19                 Right now the application is  
20                 currently in front of the New York  
21                 State DEC. We will again receive  
22                 more comments from them. We've had  
23                 one round of comments so far. We've  
24                 addressed those. We've resubmitted  
25                 our package to them. We expect to

1       Public Hearing - 6/8/2022

2           hear from them in the future.  
3           They're not really on a timeframe.  
4           We were pushing for them to get that  
5           information back. As I had  
6           indicated, early on in the process  
7           we've got several agencies that we're  
8           addressing as well as the Town. This  
9           is kind of a give and take. Every  
10          time they provide these inputs, the  
11          facility is just getting better. The  
12          improvements are basically coming  
13          through kind of a collaborative  
14          effort with the agencies.

15                 To kind of give you an idea of  
16                 the operations, we're going to  
17                 basically take municipal solid waste,  
18                 construction demolition debris, fiber  
19                 for recycling, electronics, stored  
20                 ship program recyclables. Right now  
21                 PaintCare, if anyone is familiar with  
22                 it, it's a new initiative by New York  
23                 State which they're really trying to  
24                 recycle paints and take paints out of  
25                 the waste disposal stream. Tires are

1       Public Hearing - 6/8/2022

2           getting pulled from the waste  
3           disposal stream. There's more to  
4           come. The cradle-to-grave movement  
5           across the country is really what  
6           we're preparing for, to make sure we  
7           have adequate capacity and size in  
8           the facility to be able to repackage  
9           materials to get them out of the  
10          disposal streams and into the  
11          recycling streams. Organics, in  
12          addition, is another material out  
13          there that's being heavily looked at  
14          and transferred.

15                 So with the facility being  
16                 completely enclosed, all the  
17                 materials being positive under cover,  
18                 all the loaded trucks being under  
19                 cover to make sure that they are not  
20                 impacted by rain or the environment,  
21                 I believe there will be no odor  
22                 impacts to the neighbors.

23                 The noise impacts have been  
24                 essentially eliminated, aside from  
25                 the truck traffic on the road.

1       Public Hearing - 6/8/2022

2                   The visual impacts we've  
3       mitigated through screening and  
4       through light selection.

5                   So that's kind of generally the  
6       way that we put the project together.  
7       There are a lot more details that are  
8       incorporated and have been submitted  
9       to the Town. I think that gives you  
10      a general overview.

11                  MR. DRISCOLL: You didn't  
12      mention parking. How many parking  
13      spaces are we talking about?

14                  MR. BATTAGLIA: I'm thinking  
15      there's like 100. If you need that  
16      specific number -- I mean it's in one  
17      of our drawings. I don't commit that  
18      to memory anymore. You know what I  
19      mean. I do have that information and  
20      it is on our application.

21                  CHAIRMAN ONORATI: Okay.  
22      Anything further from any of the  
23      applicants?

24                  MR. DATES: Justin Dates with  
25      Colliers Engineering. I just wanted

1       Public Hearing - 6/8/2022

2           to touch on within the DGIS there  
3           were some cumulative investigation  
4           sections that we went through and  
5           were established during the scoping  
6           document. I just wanted to go over  
7           those few bullet points on each of  
8           those for reference.

9                        So those cumulative  
10           investigations included water and  
11           sewer infrastructure. As I mentioned  
12           before, each of these parcels are in  
13           the Town's sewer district 1 and water  
14           district 1. Right now the existing  
15           mains within Dolsontown Road  
16           terminate around 1081 Dolsontown  
17           Road. That's across the street from  
18           building number 1 on the Simon  
19           project I had described previously.

20                       The Town of Wawayanda is in an  
21           intermunicipal agreement between the  
22           Town and the City of Middletown for  
23           the purchase of up to 200,000 gallons  
24           per day. It's our understanding to  
25           this point that about 75,000 gallons

1       Public Hearing - 6/8/2022

2             per day are currently being utilized,  
3             leaving about 125,000 gallons per day  
4             in available capacity. The  
5             cumulative of the projects' estimated  
6             demand is less than 20,000 gallons  
7             per day. We feel that there's  
8             adequate capacity available for these  
9             projects.

10            One matter that will be handled  
11            through this project is the extension  
12            of the water main in Dolsontown. As  
13            I mentioned, 1081 is about where it  
14            ends. We've got to extend it east on  
15            Dolsontown Road about 2,200 feet to  
16            the east for services of the project  
17            sites on that end of Dolsontown.

18            The second item that we  
19            reviewed were stormwater discharges.  
20            As I mentioned, each one has a  
21            stormwater pollution prevention plan,  
22            or SWPPP as some may recognize it.  
23            This is required for projects that  
24            disturb greater than 1 acre of land.  
25            It requires the development of the

1       Public Hearing - 6/8/2022

2               SWPPP in accordance with New York  
3               State DEC regulations and local MS-4  
4               requirements. Each project has  
5               developed a SWPPP to manage the  
6               stormwater runoff for each individual  
7               project. This includes the necessary  
8               water quantity storage and quality  
9               treatment, including what the DEC  
10              recognizes as hotspots within the  
11              loading areas of shallow storage  
12              spaces.

13              These project sites do  
14              discharge to the Monhagen Brook which  
15              is an impaired waterway on New York  
16              State's 303(d) list. As such,  
17              additional requirements per the DEC  
18              have been provided in the SWPPP.  
19              These deal with additional erosion  
20              and sediment control inspections and  
21              stricter timeframes to implement soil  
22              stabilization while the project is  
23              being constructed.

24              Also, with some of the  
25              expansion of impervious surfaces for



1 Public Hearing - 6/8/2022

2 Dolson town Road, we will be  
3 implementing stormwater treatment for  
4 that increase in impervious and  
5 provide those facilities on the areas  
6 controlled by the applicants.

7 The third item we looked at is  
8 the potential presence of threatened  
9 and endangered species. A threatened  
10 and endangered species habitat  
11 suitability assessment was conducted  
12 for each of the project sites. The  
13 potential main impact of concern was  
14 for the Indiana Bat and the Northern  
15 Long Eared Bat species. This has to  
16 do with the need to clear trees on  
17 some of the project sites. Our  
18 proposal to that is to limit the  
19 clearing of those trees to the time  
20 October 1st to March 31st when the  
21 bats are not roosting. That's our  
22 mitigative measure for that proposed  
23 impact.

24 Fourth, cultural, historic and  
25 archeological resources. The sites

1       Public Hearing - 6/8/2022

2           were identified as being historically  
3           sensitive. A phase 1 archeological  
4           investigation was conducted for each  
5           of the sites. This includes historic  
6           document research as well as on-site  
7           explorations or shuttle tests. Based  
8           on no findings from these  
9           investigations, and consultation with  
10          the State Historic Preservation  
11          office, the State provided letters of  
12          no effect or no impact to these  
13          cultural historic or potential  
14          archeological resources.

15                 The last item that we reviewed  
16                 had to do with the roadway system.  
17                 Phil Grealy, our traffic engineer, is  
18                 going to go through that.

19                 MR. GREALY: Thank you, Justin.

20                 Mr. Chairman, Members of the  
21                 Board, Members of the Public, my name  
22                 is Philip Grealy. We prepared the  
23                 traffic impact study that's in the  
24                 GEIS. I'll be very brief.

25                 The report contains all of the

1       Public Hearing - 6/8/2022

2           information as per the scoping  
3           document. It evaluates existing  
4           conditions, looks at future  
5           conditions without any of these  
6           projects, which includes background  
7           traffic growth as well as traffic  
8           from other projects in the Town or in  
9           adjacent municipalities, the City of  
10          Middletown, Town of Wallkill, that  
11          could add traffic to the corridors.

12                 The traffic study focused on  
13           not only Dolsontown Road but  
14           Dolsontown Avenue, 17M, looked at the  
15           various intersections.

16                 In terms of existing  
17           conditions, we look at historical  
18           data from New York State DOT, actual  
19           traffic counts, some pre-COVID, some  
20           during COVID, to establish that  
21           existing condition.

22                 The projections, as I said, are  
23           based on background growth and other  
24           development traffic.

25                 The requirements of New York

1       Public Hearing - 6/8/2022

2           State DOT as well as the Institute of  
3           Transportation Engineers is to look  
4           at each of these projects and look at  
5           the type of traffic generation that  
6           would be associated with each and  
7           make projections for those. That  
8           traffic is assigned to the road  
9           network and each of the intersections  
10          is evaluated. We look at things such  
11          as sight distance, roadway geometry,  
12          signal operations, need for turning  
13          lanes. Those are all outlined in the  
14          study.

15                 As a result of the study,  
16          various recommendations are  
17          identified for improvements. Some of  
18          the plans that we developed that are  
19          in the DEIS include widening  
20          improvements along the entire  
21          corridor from 17M all the way over to  
22          McVeigh Road to take care of some of  
23          the existing conditions and to  
24          provide turning lanes.

25                 We also identified signal

1       Public Hearing - 6/8/2022

2           improvements and/or potential new  
3           signals. Those are all spelled out  
4           in the document.

5           Any of the changes that would  
6           be done along Route 17M would require  
7           permits and approvals from New York  
8           State DOT. They are an involved  
9           agency as part of this review. As  
10          stated before, you would be receiving  
11          comments from them.

12          As Mr. Hines had indicated, the  
13          Town has your own traffic consultant  
14          to review everything that we've  
15          compiled. We will respond to any  
16          questions that they have or any  
17          comments from the public.

18          So with that, I think you want  
19          to get to the public. Thank you very  
20          much.

21                 CHAIRMAN ONORATI: Thank you,  
22                 Mr. Grealy.

23                 Unless there's anything else,  
24                 can I get a motion to open the public  
25                 hearing?

1 Public Hearing - 6/8/2022

2 MR. NEIGER: I'll make the  
3 motion.

4 MR. DRISCOLL: Second.

5 CHAIRMAN ONORATI: John and  
6 Jim. All in favor?

7 MR. BACAN: Aye.

8 MR. PIERCE: Aye.

9 MR. DOMBAL: Aye.

10 CHAIRMAN ONORATI: Aye.

11 MR. DRISCOLL: Aye.

12 MR. NEIGER: Aye.

13 MR. RAZZANO: Aye.

14 CHAIRMAN ONORATI: Do you have  
15 the sign-in sheets, Stacey, or do you  
16 want to go by order?

17 MR. BAVOSO: Here (handing).

18 CHAIRMAN ONORATI: Thank you,  
19 Dave.

20 Frederick Schneider.

21 MR. SCHNEIDER: Good evening.  
22 My name is Frederick Schneider. I'm  
23 a Middletown resident. I also am a  
24 business manager of Laborers Local  
25 108 which represents Marangi on the

1 Public Hearing - 6/8/2022

2 contract.

3 I'm here to support this  
4 project because my union has had  
5 Marangi under contract for almost 23  
6 years. I've known him to be a  
7 responsible contractor that  
8 participates in the union pension  
9 plan, union health benefits, creates  
10 good jobs. I've only seen my members  
11 and their employees prosper through  
12 this company.

13 With this project, I really see  
14 them growing to the next level as a  
15 company and seeing more good job  
16 growth. They're good union jobs,  
17 good local jobs.

18 Another thing about Marangi  
19 also is they're a locally owned  
20 company. They're not a corporate  
21 company from Texas or Oklahoma or  
22 somewhere else. They're local.  
23 They've got roots here. The owners  
24 are brothers. It's a family run  
25 business. Their wives are working

1       Public Hearing - 6/8/2022

2               there also. They're hands-on guys  
3               every day. I know them to be a safe,  
4               responsible, good company.

5               I would ask that the Town Board  
6               really consider to allow them to  
7               build this transfer station because,  
8               again, its going to create good jobs,  
9               local jobs for my members, people of  
10              the community.

11             Again, I'm a Middletown  
12             resident up here. I live up on  
13             Foster Road. I'm all for good,  
14             responsible growth. Everything I  
15             heard here tonight is good jobs that  
16             will come to our area.

17             I haven't heard anybody ask for  
18             a tax break either, which is  
19             important. There's a lot of stuff  
20             that goes on up here also, IDA tax  
21             breaks. Every company I heard is  
22             looking to stand on their own two  
23             feet and make good jobs and make  
24             good, smart growth for our community.

25             Thank you.



1       Public Hearing - 6/8/2022

2                   CHAIRMAN ONORATI: Thank you,  
3       Mr. Schneider.

4                   Bill Heidenreich.

5                   MR. HEIDENREICH: Yes, sir. My  
6       name is Bill Heidenreich, I live in  
7       New Hampton. I've lived there for 55  
8       years.

9                   I started driving when I was in  
10       my twenties. I've been working for  
11       Marangi for roughly 16 years. It is  
12       a family company. If there's any  
13       issues, you talk to family members.  
14       That would be the same as if we got  
15       the transfer. If the public had an  
16       issue, they would talk to Mike or Sal  
17       Marangi and it would get resolved.  
18       You wouldn't end up talking to  
19       someone in a corporate office that  
20       would blow you off.

21                   CHAIRMAN ONORATI: Thank you,  
22       sir.

23                   Jacob Tawil.

24                   MR. TAWIL: Good evening,  
25       Honorable Chairman and Members of the

1       Public Hearing - 6/8/2022

2           Planning Board. We had sent  
3           something over, the documents for us.

4           City of Middletown has hired  
5           CBM Smith Realty to work with us on a  
6           regular basis to review the documents  
7           that you submitted over to us. We do  
8           have some comments, written comments  
9           -- initial written comments. We will  
10          have more comments that will be  
11          forthcoming in the near future.

12          With that, I just want to go on  
13          record that on behalf of the mayor of  
14          the City of Middletown, we are in  
15          opposition of this project.

16          I'd like to submit my initial  
17          comments for you at this time.

18          CHAIRMAN ONORATI: Absolutely.  
19          That's fine.

20          MR. TAWIL: I don't have to go  
21          through them. Right?

22          MR. HINES: They can be placed  
23          on the record.

24          CHAIRMAN ONORATI: We'll place  
25          them on the record. All of

1       Public Hearing - 6/8/2022

2               everybody's comments as well as  
3               written is going to go in the record.

4               MR. TAWIL: Thank you.

5               CHAIRMAN ONORATI: Thank you.

6               Thank you, Mr. Tawil.

7               Michael DiMase.

8               MR. DiMASE: Good evening. My  
9               name is Mike DiMase. I work for  
10              Marangi Disposal. I've been with  
11              them for 14 years. I was a sales  
12              manager for them.

13              This is a family owned company  
14              that takes care --

15              UNIDENTIFIED SPEAKER: We heard  
16              that. He said don't repeat.

17              UNIDENTIFIED SPEAKER: They  
18              said no repeats.

19              MR. DiMASE: Sorry. I apologize.

20              CHAIRMAN ONORATI: We just want  
21              to make sure everybody gets a chance.  
22              I appreciate it.

23              MR. DiMASE: Basically what I  
24              want to bring up about the company is  
25              that we care about where we are. Our

1       Public Hearing - 6/8/2022

2               trucks are washed every day. The  
3               property, if you go up to 366  
4               Highland Avenue Extension, you'll see  
5               the property is all swept every day,  
6               cleaned up with our machines that  
7               clean the roads. We run a very clean  
8               operating company and our service is  
9               very good.

10              In Orange County right now you  
11              need another transfer station. They  
12              closed Newburgh. They don't take  
13              commercial in Port Jervis. We're  
14              down to two transfer stations in the  
15              County that only take garbage, and  
16              right now the lines are an hour long.  
17              Pretty soon you're going to have  
18              nowhere to put the garbage. The  
19              County's transfer station starts late  
20              and closes early. IWS starts at 7:30  
21              now and closes at 3:30. Everything  
22              is being reduced because there's no  
23              help right now they're saying. The  
24              County is crying for another transfer  
25              station.

1 Public Hearing - 6/8/2022

2 That's all I'm going to say.

3 Thank you.

4 CHAIRMAN ONORATI: Thank you,  
5 sir.

6 Sal DeVito.

7 MR. DeVITO: Good afternoon. I  
8 wrote something down. You might've  
9 answered some of my questions  
10 already.

11 My name is Sal DeVito, I live  
12 on 24 Caskey Lane. That's me, the  
13 little dot over there. I'm  
14 surrounded by every project you guys  
15 have. I've been there 33 years.

16 In your master plan you write  
17 down economic diversity and reference  
18 traffic, infrastructure and existing  
19 with the rural culture. A transfer  
20 station and four warehouses really  
21 doesn't fit that.

22 Take the natural resources you  
23 guys talked about. The streams, the  
24 aquifers, the watersheds, the  
25 floodplains. Again, that's in your

1 Public Hearing - 6/8/2022

2 master plan. You said you'll protect  
3 that. Again, it's going through the  
4 DEC now. I've said stuff on that.

5 Cultivate a sense of community.  
6 How is it when you take two families  
7 who've lived somewhere for 33 years  
8 and you render the property worthless  
9 and unlivable by putting four  
10 warehouses and a transfer station  
11 within 500 feet of my house, I just  
12 find that -- it's hard to believe  
13 I've been there for 33 years. I'm 67  
14 years old. Again, that little dot is  
15 me on Caskey Lane.

16 You're going to put an  
17 emergency road through my property or  
18 near my property and have  
19 construction around my property.

20 Citing your Town --

21 CHAIRMAN ONORATI: Sorry, Mr.  
22 DeVito. I just want to make a  
23 clarification. The emergency road in  
24 the Simon project --

25 MR. DeVITO: Caskey Lane.

1 Public Hearing - 6/8/2022

2 CHAIRMAN ONORATI: -- that  
3 doesn't go through your property.  
4 The Town road. I just want to make  
5 clear.

6 MR. DeVITO: The emergency --  
7 in order to get through in case of a  
8 fire. I'm Caskey Lane. They're  
9 going to build a road coming into  
10 Caskey Lane.

11 CHAIRMAN ONORATI: To Caskey  
12 Lane.

13 MR. DeVITO: From the back,  
14 yes.

15 CHAIRMAN ONORATI: Does it go  
16 through your property?

17 MR. DeVITO: No. It will be  
18 adjacent to my property. I live --

19 CHAIRMAN ONORATI: It's a  
20 little different than saying there's  
21 going to be an emergency road going  
22 through your property. That was news  
23 to me. I wanted to make sure.

24 I'm hopefully going to learn a  
25 lot from everybody today.

1       Public Hearing - 6/8/2022

2                   MR. DeVITO: One of my  
3                   questions I had was if they do get  
4                   this permit done, the buffer zones,  
5                   how am I protected? How far can they  
6                   build to my property line? Will  
7                   there be buffer zones? Who controls  
8                   the noise? How do you know the hours  
9                   of operation for tenants that aren't  
10                  going to be there yet? Those are  
11                  questions I want to ask the Board.

12                  And then one of the things on  
13                  the Town of Wawayanda site, New York  
14                  special plan was L, adjacent  
15                  properties. You should not have  
16                  detrimental impact of adjacent  
17                  properties, the health, safety and  
18                  welfare of the residents of the Town  
19                  of Wawayanda. So I live on that  
20                  road. If you're going to build four  
21                  warehouses and surround me, I believe  
22                  that would affect my health, between  
23                  the diesel and the noise and the  
24                  building and so forth.

25                  Then lastly, traffic flow.



1       Public Hearing - 6/8/2022

2           That's the last thing I have and then  
3           I'm done. It says traffic flow shall  
4           be reviewed to ensure the safety to  
5           the public and users of the  
6           facilities to ensure that there's no  
7           unreasonable interference with the  
8           traffic surrounding the streets.  
9           Your 2018 comprehensive plan clearly  
10          mentions Dolsontown Road and 17M as  
11          congested and dangerous intersections.  
12          You also mention exit 3 coming off of  
13          84 as a dangerous intersection. My  
14          question is if in 2018, before this  
15          project even came to fruition, they  
16          were dangerous, do you think they  
17          would be less dangerous with, I think  
18          it's 526 cars and 300 trucks coming  
19          up and down that road?

20                 Some of your proposals were I  
21          believe, what, the traffic study  
22          guide, change the light by three  
23          seconds, extend 17M, make it seven  
24          lanes, make an extreme right lane so  
25          trucks can make the right. I run a

1       Public Hearing - 6/8/2022

2           trucking company. I will volunteer  
3           one of my trucks. I want to see them  
4           make a right turn where the car wash  
5           is when you have an extra lane. I  
6           will volunteer. It's impossible.  
7           And then you have the car wash.  
8           Again, one of the fixes for the car  
9           wash was we'll put up jersey  
10          barriers. A jersey barrier -- I'm  
11          from Brooklyn -- it's a cement  
12          barrier that keeps them off of  
13          Dolsontown Road but puts them on 17M.  
14          You're going to back up 17M all the  
15          way back to exit 3.

16                 If I may say, the gentleman to  
17                 your right, Mr. Driscoll, complains  
18                 about he can't get home on Dolsontown  
19                 Road at night, he can't get home  
20                 from work.

21                 Lastly, exit 3, the 84 exit  
22                 which is backed up now. Per this  
23                 gentleman -- I believe Mr. Razzano  
24                 said last time, it's not even being  
25                 considered in this project. It's a

1 Public Hearing - 6/8/2022

2 nonissue. It's going to be done  
3 during another project.

4 I don't know where you're going  
5 to put 400 trucks, 526 cars on  
6 Dolsontown Road. They talk about a  
7 bunch of left turns.

8 At the completion hearing --  
9 I've been coming for the past year.  
10 At the completion meeting the  
11 gentleman showed the little movement  
12 with little cars driving around. He  
13 didn't even show the car wash. He  
14 showed how everything was going, the  
15 traffic data. If the engineer who  
16 did the traffic study is the same guy  
17 who did the car wash study, you might  
18 want to get another guy.

19 So pretty much I appreciate  
20 your time. That's all I've got.

21 CHAIRMAN ONORATI: I have your  
22 April 28th e-mail that basically  
23 lists --

24 MR. DeVITO: It's basically the  
25 same. I don't sleep at night. I

1       Public Hearing - 6/8/2022

2               write every night. I'm 67 years old  
3               and I planned on living there the  
4               rest of my life and dying there, but  
5               you have -- the Town has found a way  
6               to make sure I won't be able to stay  
7               there for the rest of my life.

8               Thank you for your time.

9               CHAIRMAN ONORATI: Thank you,  
10              Mr. DeVito.

11              Melissa DeVito.

12              MS. DeVITO: Good evening. My  
13              name is Melissa DeVito. I'm the  
14              daughter of Sal and Sherry DeVito on  
15              24 Caskey Lane. I live on 3 August  
16              Road in Goshen and I oppose this  
17              project.

18              I'm not here tonight to go over  
19              everything that's being done around  
20              the residential area, around my  
21              parents' house and other residences.  
22              I'm here to actually speak to the  
23              heart of the matter.

24              I want you all to take a moment  
25              and step out of your roles as

1       Public Hearing - 6/8/2022

2           professionals, corporations and  
3           decision making made on money alone.  
4           I want you all to think back when you  
5           bought your first house and started a  
6           family, what your dreams were at that  
7           point. The American dream is to buy  
8           a house, start a family, retire, sit  
9           back and enjoy everything you worked  
10          hard for, including having your  
11          grandchildren and family come by  
12          while you look at everything you're  
13          going to give them when your time has  
14          come. You make a plan, you know just  
15          how much money you need to retire and  
16          you know just how much money you need  
17          to pay off your mortgage so you can  
18          sit back and not have any more  
19          worries, except for maybe a few  
20          health ailments and possibly having  
21          to babysit your grand kids more than  
22          you want to. Imagine you're in your  
23          late 60s and 70s and you're told that  
24          around your beautiful property, the  
25          house you thought you were going to

1       Public Hearing - 6/8/2022

2           sit back and relax and enjoy  
3           everything you worked hard for, was  
4           going to come to a very eye opening  
5           reality, that big corporations were  
6           going to build around and butt up to  
7           your home. Not only would there be  
8           loud noises from the trucks,  
9           destruction of the land around you  
10          and heavy traffic, but now you have  
11          to possibly uproot at such a late age  
12          in life and move when prices did not  
13          go down, they went up. It's not easy  
14          to find a house. Who wants to start  
15          over with a mortgage, or even rent  
16          for that matter, when all you want to  
17          do is leave your family something and  
18          leave them with memories that live  
19          within that home. And this, fighting  
20          to hold on to your rights as a  
21          homeowner, attending numerous  
22          meetings, protest with emotion and  
23          fear was not part of your plan at  
24          this stage of life. Having to  
25          justify why moving forward with this

1       Public Hearing - 6/8/2022

2           destructive project that would affect  
3           not only residents but the land, the  
4           wildlife and add to current heavy  
5           traffic. Well, you may just think a  
6           few residential houses, what's the  
7           big deal. I need you to imagine that  
8           it's your family and choices that you  
9           have to make. How would you feel?

10                  I'm asking, and I know I'm only  
11           one voice, but I'm pleading at this  
12           point to do the right thing.

13           Whatever you think this is going to  
14           benefit, you need to think about  
15           those lives you are going to ruin.  
16           It takes true leadership to  
17           understand the impact of the lives  
18           this will affect and to really think  
19           of the aftermath of a choice or the  
20           consequences of a choice. You all  
21           have the power to change lives and  
22           let them live their lives peacefully  
23           with no issues, just peace, which is  
24           hard to come by these days.

25                  I've watched my parents stress

1 Public Hearing - 6/8/2022

2 over this and not rest. They're on  
3 edge. My father, who retired a few  
4 months ago and followed the rules of  
5 the American dream, paid his taxes,  
6 obeyed the law and worked so hard, he  
7 can finally enjoy his success, has  
8 went back to work part time in fear  
9 that he might have to start over  
10 again.

11 To end, today is my 45th  
12 birthday. Every year I wish for good  
13 health. This year my wish is to stop  
14 the building destruction around the  
15 families that lives are going to be  
16 changed forever. Let this be the  
17 night that competence and trust is  
18 brought back into leadership. Let's  
19 get back to what matters most, and  
20 that's humanity, not money.

21 I leave you with this one last  
22 question. Would you approve these  
23 projects if your parents lived there?

24 Thank you for your time.

25 CHAIRMAN ONORATI: Thank you,



1 Public Hearing - 6/8/2022

2 Ms. DeVito.

3 Is it Joseph Finn?

4 MR. FINN: That's me. How are  
5 you?

6 CHAIRMAN ONORATI: How are you,  
7 sir?

8 MR. FINN: Good evening,  
9 everybody. I'm a Town of Wawayanda  
10 resident for about two years now. I  
11 live on McManus Road.

12 I didn't see any studies about  
13 Monhagen Brook. I have the brook  
14 that goes through my backyard there.  
15 I don't know if they're going to  
16 build the facility right on the brook  
17 where the garbage is. The brook goes  
18 through two of their sites. I was a  
19 little worried about that. The  
20 stream is pretty clean. It's pretty  
21 nice right now. I didn't really hear  
22 anybody mention that.

23 Another thing is the Heritage  
24 Trail is in that area. I was a  
25 little concerned about that, how

1       Public Hearing - 6/8/2022

2           that's going to be affected. I  
3           didn't hear anybody say anything  
4           about that.

5           All in all, thank you for  
6           everybody coming out tonight. You've  
7           got to understand these guys have a  
8           job to do. They work for the  
9           company. They have a vested  
10          interest. Bill from New Hampton,  
11          he's a great guy. His boss probably  
12          told him to be here to speak up for  
13          the company. That's the reality of  
14          it. These engineers, attorneys,  
15          great guys maybe, but they're trying  
16          to find a way to get this approved  
17          any which way they can.

18          All right. They may say this  
19          study and that study. Do we have a  
20          third study from a person that's not  
21          on one side or the other? Somebody  
22          who is neutral, in the middle.  
23          They're not going to tell Mr. Marangi  
24          no, we can't do it, because they have  
25          a job. They want to get paid here,

1 Public Hearing - 6/8/2022

2 of course.

3 Another thing I want to go over  
4 is -- I mean I'm all for building. I  
5 like development. I'm a real estate  
6 guy. You're putting dumps in my  
7 backyard, or very close to it. Of  
8 course there's going to be people  
9 here not liking it. Most of these  
10 people aren't going to be living  
11 close to it. Is anybody living close  
12 to it?

13 UNIDENTIFIED SPEAKER: I do.

14 MR. FINN: You do. Okay.

15 UNIDENTIFIED SPEAKER: I live  
16 on Caskey Lane. Not for nothing, my  
17 property --

18 CHAIRMAN ONORATI: Gentlemen --

19 MR. FINN: Sorry.

20 CHAIRMAN ONORATI: -- let's  
21 address the Board, nobody else.

22 MR. FINN: Sorry about that.  
23 There's maybe one and they have their  
24 job there.

25 Most people don't want to live

1       Public Hearing - 6/8/2022

2           near a dump. If an apartment went  
3           up, fine. They're building that new  
4           plaza with the gas station. For me  
5           that's no problem. I don't want to  
6           live near a dump. They already have  
7           the one in Goshen. There's three  
8           within 15 miles that I know of,  
9           Taylor Recycling in Montgomery,  
10          there's also Carbone which they  
11          didn't mention, Industrial Place in  
12          the City of Middletown, and there's  
13          the transfer station in Goshen.  
14          There's two within 5 miles of each  
15          other. Carbone on Industrial Drive  
16          and the one in Goshen right here.

17                 Look, this isn't going to bring  
18                 prosperity to the Town. This isn't  
19                 Microsoft. This isn't Google. They  
20                 run a great family business but it's  
21                 -- I don't want it against my house.  
22                 I don't want it near my house. It's  
23                 within a mile. I don't know the  
24                 impact.

25                         I know the car wash I see has a

1 Public Hearing - 6/8/2022

2 ton of traffic there already.

3 I'm sure if they weren't in  
4 this business and they were in my  
5 shoes they would feel the same exact  
6 way. Maybe they can build it closer  
7 to their house. That's okay. That's  
8 the reality of it. That's all I have  
9 to say.

10 I want to ask how come nobody  
11 got any letters? I didn't get a  
12 letter. I live -- any kind of public  
13 notice? Is there a certain  
14 requirement for that?

15 CHAIRMAN ONORATI: What would  
16 be required for the notice of the  
17 public hearing we're having now?  
18 Also the agenda for each and every  
19 meeting and each and every  
20 application that comes before this  
21 Board is on the agenda. That's  
22 posted before the meeting.

23 MR. FINN: All right.

24 CHAIRMAN ONORATI: Stacey, how  
25 many days usually?

1 Public Hearing - 6/8/2022

2 MS. DALY-WILKINS: It's 500.

3 MR. FINN: When I put up  
4 anything in Middletown -- I have to  
5 send out a letter just to put up a  
6 fence. I have to send all these  
7 letters out to 100 different  
8 addresses. I didn't get anything.  
9 Maybe I was a little too far away or  
10 not in the zone.

11 Look, I'm not for this project.  
12 Marangi, really nice people, but I  
13 just don't want the dump close.

14 I'm a little worried about the  
15 brook that goes through my property.  
16 It's nice to have. I don't want to  
17 see plastic or anything floating  
18 down.

19 All right, guys. Thank you for  
20 your time.

21 CHAIRMAN ONORATI: Thank you,  
22 Mr. Finn.

23 Linda Sager.

24 MS. SAGER: Would it be  
25 possible for me to allow Pramilla

1 Public Hearing - 6/8/2022

2 Malik to speak, because she got here  
3 so late?

4 CHAIRMAN ONORATI: We're not  
5 substituting anybody. She can sign  
6 in if she'd like.

7 MS. SAGER: She did but she's  
8 at the end. She's a very good  
9 speaker.

10 This plant is going to decrease  
11 the livability in our neighborhood.  
12 We have nice, peaceful homes. This  
13 plant belongs where no one lives  
14 within 10 square miles. Please.

15 Thank you.

16 CHAIRMAN ONORATI: Kyle Conway.  
17 Mr. Conway.

18 MR. CONWAY: Good evening. I'm  
19 a concerned citizen. I live in  
20 Scotchtown. I have parents who live  
21 on 79 Ruth Court. It's in close  
22 proximity here.

23 A lot of people have spoken on  
24 what I was going to touch on.

25 To inform you, I'm the first

1       Public Hearing - 6/8/2022

2               vice president of the local NAACP  
3               branch. We are concerned about  
4               environmental justice.

5                       Respectfully, I'm listening to  
6               some of the logical explanations.  
7               They just don't suffice. You believe  
8               -- the gentleman said you believe  
9               that it won't be sufficient noise or  
10              smell or air pollution. We don't  
11              need belief, we need facts. Size  
12              doesn't lie, numbers don't lie.

13                      The elimination of trees, you  
14              think/assume that the bats are going  
15              to figure that out. Is there some  
16              kind of conversation we don't know  
17              about? We do care about -- we do  
18              care about all life forms.

19                      When they said there was no  
20              historical research from the State,  
21              was there further research done with  
22              local historical committees or  
23              archeological groups, cultural  
24              groups? These things matter.

25                      You're coming into a community.



1       Public Hearing - 6/8/2022

2           This is all about community. We need  
3           to move like a community. We need to  
4           consider everyone when we are making  
5           great plans.

6           A lot of people have spoken on  
7           things. I'm trying to obey what you  
8           said about don't repeat.

9           Is there -- how assertive are  
10          you of informing people about the  
11          things that are going to impact the  
12          environment, impact their lives?  
13          There needs to be a little more  
14          assertiveness because it is not okay  
15          that the people don't have a chance  
16          to speak. It's not okay. You're  
17          elected officials. You have  
18          constituents. Your Town impacts the  
19          other towns. It impacts the other  
20          communities, which impacts the  
21          County, which impacts the State. So  
22          it is important to consider everyone  
23          and to be assertive, because your  
24          town is close to my town.

25          Being with the NAACP, being the

1       Public Hearing - 6/8/2022

2           head of the environmental justice  
3           department of my branch, it is not  
4           okay that we -- some corporations,  
5           I'm not saying this corporation or  
6           this family business is not  
7           considerate of how their facility  
8           impacts the environment, but it's  
9           never profit over people.

10                  Mother Nature needs to be  
11                  represented. There is no substitute  
12                  for clean water or clean air. There  
13                  isn't. We need to stay focused.  
14                  Mother Nature needs representation.

15                  How much conversation has there  
16                  been with local environmental justice  
17                  groups? Again, where is the  
18                  assertiveness.

19                  I hear all these details and  
20                  creativity about what the facility is  
21                  going to offer. I didn't hear  
22                  anything about the creativity of  
23                  trying to reach out to people. I  
24                  didn't hear anything about how we  
25                  need creativity to preserve the

1       Public Hearing - 6/8/2022

2           environment. Creativity requires a  
3           level of intelligence. Intelligence  
4           requires a lot of information. What  
5           information is gathered?

6                    Listen, I don't need to be  
7           right, I just want to get it right.

8                    I was also going to say with  
9           all of this going on -- I'm a  
10          capitalist. I do want local jobs.  
11          We do need to have a prosperous  
12          economy, local economy. It should  
13          not be at the cost of the people.

14                   One quick thing that wasn't  
15          brought up. This is just New York  
16          State is trying to lead in climate.  
17          I guess it's trying to reduce  
18          emissions and toxic -- 22,000,000  
19          tons of carbon reduction and energy  
20          efficiency. A good question is how  
21          much do these facilities impact the  
22          environment? New York State has  
23          these ambitious goals by 2050 to  
24          reduce the carbon imprint and toxic  
25          imprint on the environment. You

1       Public Hearing - 6/8/2022

2           know, has this company come and spoke  
3           to environmental justice groups?

4           We're going to be here. We're going  
5           to stand up and ask and demand that  
6           the environment is considered and all  
7           the people around are considered.  
8           Their health are considered. It's  
9           not about the health of a business's  
10          pockets, it's about the health of the  
11          people. It is always about the  
12          health of the people over the health  
13          of someone's pocket.

14                    Thank you.

15                    CHAIRMAN ONORATI: Thank you.

16                    Mike Vandervoort.

17                    MR. VANDERVOORT: Mike  
18           Vandervoort, Town of Minisink.

19                    I'm going to speak on cultural  
20           resources. I think what you've got  
21           coming back from the New York State  
22           Office of Parks Historic structures  
23           is not very deep. This proposed  
24           action may occur in or adjacent to a  
25           historic or archeological resource.

1       Public Hearing - 6/8/2022

2           Archeological sites hold important  
3           information about the State's  
4           pre-European contact and historic  
5           populations. They help document  
6           cultures, traditions and historic  
7           human interaction within the  
8           environment. In many cases  
9           archeological data is the only  
10          information available about the  
11          area's early people and places. It  
12          is important to understand delicate  
13          and nonrenewable nature of  
14          archeological sites. The fundamental  
15          value of archeology lies in the  
16          information that sites and artifacts  
17          offer about the way humans have lived  
18          in the past. Once archeological  
19          material has been removed from the  
20          ground and not properly preserved,  
21          whether through excavation or a  
22          result of development, erosion or  
23          other processes, the site is  
24          destroyed forever and its information  
25          is lost. Our cultural resources are

1       Public Hearing - 6/8/2022

2               nonrenewable. When they are dug up,  
3               they are gone.

4                       What I know about this site I  
5               learned from Sammie Eager, the  
6               History of Orange County, 1846. Sam  
7               Eager says that the Dolson name was  
8               originally Van Dolson. The tradition  
9               in the family is the first child born  
10              on Manhattan Island was a Van Dolson.  
11              The original Dolson tract comprised  
12              700 acres. It was purchased in 1735  
13              at \$1 per acre. Betty, one of the  
14              slaves of the early period, lived  
15              there for a few years and could tell  
16              many stories of the Dolson family and  
17              neighborhood.

18                      What does this mean? This  
19              means that in 1846 Betty, born in the  
20              house of James Dolson in 1791, Dolson  
21              Avenue, Route 6, 17M where Lexus is,  
22              born in the house of James Dolson in  
23              1791, refined in 1790, five female  
24              slaves in the house of James Dolson.  
25              One of those female slaves was

1 Public Hearing - 6/8/2022

2 Betse's mother. Betse lived there  
3 long and she told many stories.

4 What Eager wrote in 1846 is a  
5 firsthand interview with Betty, with  
6 Betse. He says that on the farm of  
7 Sammie Dolson there was an Indian  
8 settlement in the meadow near his  
9 present residence. The burying  
10 ground was on dry land in the  
11 vicinity. The graves were shallow.  
12 A plow passing over them would tear  
13 up their bones. At the settlement of  
14 the place the Indians had an apple  
15 orchard, one of the trees of which is  
16 still standing in the meadows and  
17 bears a large sour apple. That's  
18 1846, Sammie Eager, History of Orange  
19 County.

20 1877 Daley Argus, Middletown,  
21 New York, Wednesday, June 27th. Near  
22 the residence of John Bradley, the  
23 white settlers had built a place of  
24 safety called a guardhouse. The  
25 whites were apprehensive of any

1       Public Hearing - 6/8/2022

2           danger arising from the incursions of  
3           the savages living nearby, they would  
4           speedily resort to the guardhouse for  
5           protection. There was at the time  
6           several Indian wigwams on the west  
7           bank of the Wallkill on the farm now  
8           owned by Amish Ryerson. Also on the  
9           farm a Braddock Hemdue. Near  
10          Middletown traces of these camping  
11          grounds are still discovered.

12                 So what this says is in 1877 --  
13           I mean you've got to put this site in  
14           context. Pre 1830 the drowned land,  
15           the black dirt was a lake. When it  
16           got high enough it spilled over at  
17           Mason's General Store. It was a  
18           glacium of rain.

19                 Okay. So since time and  
20           memorial, up until almost 1830, if  
21           you were going from Goshen to Sussex,  
22           you had to go around the drowned  
23           lands, you came up through Mason's  
24           General Store and you came up around  
25           towards Bates Gates Road. So when



1       Public Hearing - 6/8/2022

2           you -- Caskey Lane, old Caskey house.  
3           That house does not face Dolsontown  
4           Road. That house faces Route 84.  
5           This is where the early migratory  
6           trail came through. The earliest  
7           migratory trail came through. The  
8           Battle of Minisink, when Tusten came  
9           from Goshen to go to Port Jervis,  
10          this is the exact road that he took.  
11          Okay. So from Caskey Lane to Mr.  
12          Ryerson, the old house right there at  
13          Dolsontown Road and the Heritage  
14          Trail, the old brick house, that's  
15          Ryerson's. In there he puts an  
16          indigenous settlement, okay.

17                 1817 is a mass exodus of the  
18          Lenapes from Orange County.  
19          Everything south of the Wallkill was  
20          settled. Everything north, you could  
21          go from Wallkill to Shawangunk to  
22          Montgomery to Goshen. Everything  
23          north was not settled at that point.

24                 The Lenapes, the indigenous,  
25          was -- this was their trail of tears.

1       Public Hearing - 6/8/2022

2           They sit and they're tired. The  
3           small pox stayed back in that  
4           settlement. That burying ground  
5           described by Betse is a mass casualty  
6           burial ground.

7           I don't know, 2008, 2010 the  
8           Town of Wawayanda had a CRM Law, a  
9           Cultural Resource Management Law,  
10          about a month before CPV put its IDA  
11          application in. The Town of  
12          Wawayanda chose to eliminate that  
13          town law, rescind that CRM Law. What  
14          that CRM Law did was allowed the town  
15          historian to make the determination  
16          of impact. Not SHPPA. Even the head  
17          of SHPPA sat right here that night  
18          and said the Town of Wawayanda is the  
19          best suited to make the determination  
20          of potential impact of cultural  
21          resources on that property. Okay.

22          Personally in the Town of  
23          Minisink we still have the CRM. We  
24          feel you can't do a proper SEQRA  
25          without a CRM. Wawayanda eliminated

1       Public Hearing - 6/8/2022

2             it, and then gave any chance of the  
3             town historian of being able to step  
4             in and give his comment, and then the  
5             applicant marks no, it gets sent to  
6             Albany. What do they know about our  
7             local history? What do they know?  
8             You are now informed.

9             We left a great little treasure  
10            map. It shows Caskey, it shows  
11            Ryerson. This is exactly in the  
12            middle.

13            We're calling for site testing  
14            to determine disturbed soil. We want  
15            to know where there is fresh soil  
16            that's not been turned over. Okay.  
17            Because this is important. We're  
18            calling for additional archeological  
19            testing. We're calling for more  
20            insight and more comment from the  
21            town historian. He has an intimate  
22            knowledge of this property. Okay.  
23            Intimate knowledge.

24            The Town of Wawayanda  
25            eliminated the CRM Law and, what, a

1       Public Hearing - 6/8/2022

2               week later the councilman ends up  
3               with her head horse -- horse's head.  
4               I don't mean to invoke that but  
5               that's what happened in regards to  
6               that time period during that  
7               elimination of the CRM and when CPV  
8               came to Town. This is just a  
9               continuation.

10              We're suffering. We are losing  
11              our cultural resources, and this a  
12              prime, prime important area that  
13              needs to have additional research,  
14              okay. So that comment that you're  
15              getting back from New York State is  
16              bull. Okay.

17              CHAIRMAN ONORATI: Thank you,  
18              sir.

19              Michael Gradzki.

20              MR. GRADZKI: It's about  
21              traffic. I know it was already  
22              spoken about, but only up to McVeigh.  
23              If it's going to be widened, then it  
24              sounds like it's going to force more  
25              traffic down towards McVeigh and the

1       Public Hearing - 6/8/2022

2               other side of Dolsontown. I was just  
3               curious about that, if that was taken  
4               into account as well. That is more  
5               residential.

6                       That was it.

7                       CHAIRMAN ONORATI: Thank you.

8                       Skyler Sumner.

9                       MR. SUMNER: Hi. My name is  
10               Skyler Sumner. I'm from the City of  
11               Middletown.

12                      I've been watching closely as  
13               this project develops. Most of what  
14               I'd really love to say was already  
15               discussed. It's hard to follow up  
16               Mike after he tells you the local  
17               history.

18                      The truth is that if you've  
19               ever walked behind Sal DeVito's  
20               house, you would know that that  
21               entire property is a wetland. It's  
22               just not the Monhagen Brook or the  
23               few little ponds that are marked on  
24               it. It's a marsh. Everywhere you  
25               walk you're sinking into the liquid.

1       Public Hearing - 6/8/2022

2                   It's very obvious that saying  
3                   that you'll take into account how  
4                   many trees you cut down is not going  
5                   to help an endangered specie figure  
6                   out what it's going to do when it  
7                   returns from its hibernation season.

8                   Most importantly, we started a  
9                   petition against this project because  
10                  we feel in this time in our lives, to  
11                  destroy a natural ecosystem that  
12                  holds so much value on its own to put  
13                  warehouses and a garbage station that  
14                  nobody wants in their neighborhood is  
15                  irresponsible, it's immoral and it's  
16                  unethical.

17                  I'm going to present you with a  
18                  petition signed by almost 1,300  
19                  residents, that's Middletown,  
20                  Wallkill, Wawayanda, Minisink, Slate  
21                  Hill and other surrounding Orange  
22                  County areas, as well as an extensive  
23                  list of almost 200 comments from  
24                  other people who can't be here to  
25                  attend. I'm speaking on their behalf

1       Public Hearing - 6/8/2022

2               that we don't want this at the border  
3               of Middletown. I know that I'm not a  
4               resident of the Town of Wawayanda but  
5               I live close enough to it that I  
6               think I can say that it's detrimental  
7               to everybody's health.

8               Our health is already greatly  
9               impacted by what happened with the  
10              CPV. Our air quality is terrible.  
11              If you guys saw our air monitors, you  
12              would think that smoking cigarettes  
13              is healthy. It's terrible. We live  
14              -- the air quality in Middletown now  
15              is comparable to New York City and  
16              LA, and it's often worse. So we're  
17              already dealing with terrible  
18              conditions. To add an entire  
19              industrialization of the final part  
20              of the wetland there after the CPV  
21              -- it all runs on the trail. It all  
22              runs on the migratory trail. You're  
23              taking away the last little bit of  
24              natural resources that we have there.

25              I'm glad that somebody from the

1       Public Hearing - 6/8/2022

2           City came here tonight and expressed  
3           their opposition, because I do know  
4           that the mayor and that the  
5           legislature and the alderman from our  
6           City are opposed to this project.

7           We just really want you to  
8           think it through, you know. Is it  
9           really worth it.

10           Here's an easier solution. The  
11           County can extend the hours of their  
12           already existing transfer stations.  
13           You want to create jobs, hire a  
14           nightshift. Make a night crew at the  
15           County dumps. Give them jobs. Keep  
16           them open.

17           I talked to one of the long-  
18           time employees of Marangi. That  
19           person is not here because I'm sure  
20           that if he was he would feel he was  
21           going against his morals to come up  
22           here and support it. He told me that  
23           their main concern is that they can't  
24           get to a dump in time because the  
25           dumps close early. Working for



1       Public Hearing - 6/8/2022

2           Marangi for over 10 years, he's  
3           certain that it would make more sense  
4           to put this facility near Monticello.  
5           That's coming from a guy that works  
6           for him.

7           I mean I could go on. I really  
8           could. I don't want to get too off  
9           kilter. There's a lot of people here  
10          that want to say stuff.

11          Everything that I really want  
12          to say is written in this petition.  
13          I've e-mailed it to you. I've  
14          e-mailed it to everybody. I get no  
15          responses. Nobody has replied, you  
16          know.

17          But the truth is that you can't  
18          destroy a natural ecosystem. You  
19          can't ruin a land that has endangered  
20          species and rare animals on it. You  
21          can't ruin a family home. You can't.  
22          You've really got to think about it.  
23          This is all we've got left, you know.

24          You can't decide if there's  
25          going to be odor or sound pollution

1       Public Hearing - 6/8/2022

2               before something is even built.  
3               Every dump you go to, you can smell  
4               it. Who is going to walk on the  
5               Heritage Trail now along a garbage  
6               station? I'm not going to.

7               The City of Middletown gets --  
8               we benefit greatly from that. That's  
9               about to open -- you could have one  
10              nature preserve connected to another  
11              nature preserve via the Heritage  
12              Trail as you enter Middletown. It  
13              takes you right into the center of  
14              town. That's prosperous for us, you  
15              know.

16             We're not against Marangi as a  
17             company. We're against the idea of  
18             destroying a wetland and destroying  
19             people's homes in lieu of profit and  
20             power.

21             CHAIRMAN ONORATI: Thank you.  
22             Cesare Rotundo.

23             MR. ROTUNDO: Good evening. I  
24             just had a couple things here. I'm  
25             looking at the property that Carol

1 Public Hearing - 6/8/2022

2 Moore used to own. There's something  
3 going on there. There's a project,  
4 right? Carol Moore, right on top of  
5 the hill.

6 CHAIRMAN ONORATI: I don't know  
7 the residence.

8 UNIDENTIFIED SPEAKER: 1081.

9 CHAIRMAN ONORATI: That's  
10 already --

11 MR. ROTUNDO: Why is it not  
12 included in this?

13 CHAIRMAN ONORATI: The impact  
14 from the standpoint -- I really don't  
15 want to get into a response aspect.  
16 I'll listen to anything that you  
17 think needs to be --

18 MR. ROTUNDO: I'm just  
19 wondering why it's not included in  
20 this generic study.

21 CHAIRMAN ONORATI: To my  
22 knowledge, I thought the impact was  
23 looked at. It was added to many of  
24 the other businesses that are going  
25 to either be developed, ones that

1       Public Hearing - 6/8/2022

2               were in Wallkill, ones that were in  
3       Middletown.

4               MR. HINES:  Cesare, that  
5       project was approved prior to any of  
6       these applications.

7               MR. ROTUNDO:  Okay.

8               MR. HINES:  It's a timing  
9       issue.

10              Similarly, any one of these  
11       projects probably on a standalone may  
12       not have triggered the environmental  
13       impact statement.  It was the  
14       cumulative nature of these coming to  
15       this Board at the same time is why  
16       we're here tonight.

17              MR. ROTUNDO:  Right, but the  
18       project is going to affect the  
19       traffic.

20              MR. HINES:  The traffic has  
21       been accounted for.

22              CHAIRMAN ONORATI:  It's part of  
23       the traffic.

24              MR. ROTUNDO:  Okay.  The second  
25       thing, where is the water and sewer

1       Public Hearing - 6/8/2022

2               district limits on this?  If you go  
3               down Dolsontown there, where are the  
4               limits?

5               MR. HINES:  They provided a  
6               map.  There is a water district map  
7               and a sewer district map.  All of  
8               these parcels are within the  
9               district.  I don't want to start  
10              answering questions.

11              CHAIRMAN ONORATI:  I appreciate  
12              it.

13              MR. ROTUNDO:  The third thing  
14              was somebody mentioned regarding the  
15              dump, the Dom Kam transfer station,  
16              that they don't expect any odors.  
17              How do they know that?  How are they  
18              going to monitor if there is?

19              CHAIRMAN ONORATI:  It is  
20              evaluated.  There's a process that  
21              they go through.  These are all  
22              questions -- they're great questions  
23              and they're questions that this Board  
24              has asked.

25              MR. ROTUNDO:  The last question

1 Public Hearing - 6/8/2022

2 is they mention that residents from  
3 all Orange County can bring garbage  
4 there.

5 CHAIRMAN ONORATI: I don't know  
6 to what degree or limit that's going  
7 to be limited to.

8 MR. ROTUNDO: That's going to  
9 have an affect --

10 CHAIRMAN ONORATI: I don't know  
11 if it's just Wawayanda.

12 MR. ROTUNDO: That's going to  
13 have an affect on the traffic and  
14 everything else. How do you  
15 determine how many private citizens  
16 are going to be there? How do you  
17 project the traffic that you're going  
18 to get from that?

19 CHAIRMAN ONORATI: Right. So  
20 it is something that we'll look at  
21 based on your question.

22 MR. ROTUNDO: Is it all the  
23 Orange County residents are going to  
24 be able to --

25 CHAIRMAN ONORATI: I don't want

1 Public Hearing - 6/8/2022

2 to -- like I said, we're not getting  
3 into a question and answer process.  
4 If we do that, sir, we won't leave.

5 MR. ROTUNDO: Okay. All right.  
6 That's all.

7 CHAIRMAN ONORATI: That's why  
8 we have the stenographer. That's  
9 what -- so all of this is going to be  
10 listed out inside the minutes to this  
11 meeting. It's going to be able to be  
12 reviewed by anybody that came here or  
13 anybody else. It's going to be on  
14 the Town website.

15 MR. ROTUNDO: All right. Thank  
16 you.

17 CHAIRMAN ONORATI: Thank you,  
18 sir.

19 Conor Eckert.

20 MR. ECKERT: Good evening. My  
21 name is Conor Eckert. I serve as  
22 vice president of the Orange County  
23 Partnership for Economic Development.  
24 Prior to my role with the Partnership  
25 I worked in local government, so I

1       Public Hearing - 6/8/2022

2               can certainly appreciate the approach  
3               you've taken with the public hearing  
4               and making sure the concerns of the  
5               residents are heard.

6               The RDM projects in Wawayanda  
7               are the exact type of projects that  
8               we support because it's our mission  
9               to create jobs and opportunities --

10              (Audience commenting.)

11              CHAIRMAN ONORATI: Ladies and  
12              gentlemen, we have to -- excuse me.  
13              Really, we really just have to let  
14              everybody talk. This is the  
15              opportunity for people to talk. If  
16              you talk over him, it's just not  
17              appropriate.

18              MR. ECKERT: Thank you, Mr.  
19              Chairman.

20              It's our mission to create jobs  
21              and opportunities and tax revenue for  
22              all of our local communities,  
23              including the Town of Wawayanda.  
24              That's something we certainly need as  
25              we come out of the COVID pandemic,



1       Public Hearing - 6/8/2022

2               jobs for people in our communities.

3               The RDM projects will create  
4               construction jobs, full-time  
5               permanent jobs and new taxes that  
6               will go to the school district, the  
7               towns that are going to directly  
8               support the community. That also  
9               means patrons for local businesses.  
10              We've seen it in other communities.  
11              People coming to work are going to  
12              stop at the Hometown Deli in the  
13              morning and go to Steve's Bar & Grill  
14              after work and support the local  
15              economy.

16              On behalf of the board of  
17              directors of the Orange County  
18              Partnership, we support this project.

19              RDM is known to be a tremendous  
20              community partner. He will be and  
21              his firm will be in the community for  
22              years to come supporting the growth  
23              of Wawayanda.

24              Thank you.

25              MR. DRISCOLL: I have a

1 Public Hearing - 6/8/2022

2 question. Are you part of the group  
3 that gives tax breaks to these  
4 places?

5 MR. ECKERT: No, sir.

6 MR. DRISCOLL: Thank you.

7 CHAIRMAN ONORATI: Donna Jados.

8 MS. JADOS: Good evening. My  
9 name is Donna Jados. I live on  
10 Dolsontown Road, 1187. I've been  
11 there for 39 years.

12 My concerns are my well with  
13 the runoff.

14 Also, how much property are you  
15 actually going to be taking from us,  
16 if you're going to be widening the  
17 road?

18 And also I just want to make  
19 reference to the fire that was about  
20 maybe 10 years ago.

21 What kind of resources are  
22 going to be made available to the  
23 garbage company and also the other  
24 warehouses that are going to be  
25 built?

1 Public Hearing - 6/8/2022

2 That's it. Thank you.

3 CHAIRMAN ONORATI: Thank you.

4 Norma Martini or Martine.

5 MS. MARTINE: Hi. I want to  
6 just start this statement by saying  
7 that I woke up in Germany this  
8 morning. Literally I woke up in  
9 Germany this morning. I did not want  
10 to have to be here today, but I feel  
11 the negligence by this Board in the  
12 past has forced me to fly here and be  
13 with you tonight.

14 My name is Norma Jean Martine.  
15 I'm Michael Martine's daughter. I  
16 think some of the people on this  
17 Board may know him. He is also in  
18 opposition to this project but  
19 unfortunately could not be with me  
20 here tonight.

21 I grew up in the little brick  
22 house at 3418 Route 6. My father has  
23 owned that property since the 1960s.  
24 It's always been a place of peace and  
25 tranquility for me, taming with

1       Public Hearing - 6/8/2022

2           wildlife and beautiful fauna. I  
3           didn't know how special it was to  
4           have cattails and bird migratory  
5           routes in my backyard until I got  
6           much older and I realized what was  
7           normal to me was actually equivocal  
8           to a wonderland.

9           Now my trees are dying. I  
10          don't notice the bats any more like I  
11          once did. Instead, last summer,  
12          which was my last summer at the only  
13          home I have ever known, we had more  
14          fireflies than I've ever seen in my  
15          life, which was indescribably  
16          beautiful. I was literally standing  
17          in clouds and clouds and clouds of  
18          fireflies. But it was also ominous  
19          because a big increase in insect  
20          population means that there's been a  
21          massive decrease of bat population.  
22          Furthermore to that point, as a child  
23          I would be in the pool and bats would  
24          always come down towards me, you  
25          know. I'd always say they were dive

1       Public Hearing - 6/8/2022

2               bombing me. That doesn't really  
3               happen anymore. I don't really see  
4               them as much as I used to.

5                       I'm sure some of you who do  
6               know my father know that he also has  
7               a body shop and a junkyard behind our  
8               house on Route 6. He's applied to  
9               expand the body shop in the past, yet  
10              as -- yet he was always denied  
11              because the land is a State and  
12              Federally regulated wetland. The  
13              land was protected. He was  
14              repeatedly told for literally decades  
15              that you cannot build on the wetland,  
16              to the point that when the CPV  
17              project was being considered he  
18              didn't even take the proposal  
19              seriously because he figured if he  
20              couldn't extend a body shop a few  
21              feet, then there was no way they  
22              could build a billion dollar power  
23              plant in my backyard. In his mind  
24              that was totally impossible. He  
25              wasn't able to build on that land for

1       Public Hearing - 6/8/2022

2           60 years, so how could it suddenly  
3           change. Was the land that had been a  
4           wetland since time in memorial  
5           suddenly not a wetland anymore? No.  
6           Of course it wasn't. As we all know,  
7           it is still very much still a  
8           wetland. I know it's a wetland  
9           because it's my backyard. The edges  
10          of my backyard are marsh, they're  
11          wet. Yet here I am with a billion  
12          dollar power plant in my backyard.  
13          Isn't that interesting. The fact  
14          that my father couldn't expand a body  
15          shop but a billion dollar power plant  
16          could be built on the same parcel of  
17          land means one thing and one thing  
18          only to me, that the protections that  
19          are written into law to protect the  
20          land and the people are irrelevant to  
21          those who have the power and the  
22          money to get around them, leaving  
23          local citizens in the wake of their  
24          decisions, greed and corruption.

25                    You may think the decisions you

1       Public Hearing - 6/8/2022

2           you make in this room have minimal  
3           affect because maybe they don't  
4           really affect you directly. I'm here  
5           to bear witness to the fact that the  
6           strokes of your pens and the ayes of  
7           your votes affect the people you  
8           represent as well as those just over  
9           the border in the City of Middletown.  
10          The decisions that were made in this  
11          room completely destroyed my  
12          childhood home. My one safe place in  
13          the entire world was shattered into a  
14          million pieces. I know it's  
15          destroyed the homes of a lot of other  
16          people, too. Many are sick. Many  
17          have been forced out, myself  
18          included. I'm afraid to go there  
19          now. My mother has since moved out.  
20          The only way I can describe not  
21          living there anymore is complete  
22          relief. My mom is here.

23                    The decisions in this room gave  
24                    me an asthma and a COPD diagnosis at  
25                    30 years old. The age of 30. I'm an

1       Public Hearing - 6/8/2022

2           avid hiker. Within three months of  
3           living back at home during the  
4           pandemic with my mom, I was left  
5           gasping for air just when I was  
6           eating alone. Hiking up mountains is  
7           suddenly very difficult when I used  
8           to be able to run up them.

9           The decisions in this room have  
10          also affected my mental health. I  
11          live with the fear of how this has  
12          affected me on a cellular level and  
13          if I will get sick from this in the  
14          future. I live knowing my home is no  
15          longer safe to go to. I live knowing  
16          that I've left my childhood home not  
17          because I wanted to but because I was  
18          forced to. You've made my one safe  
19          place in the whole world feel like a  
20          war zone that I have to escape and  
21          that I'm afraid to go back to.

22          There's the age old saying that  
23          history repeats itself. Here we are  
24          now repeating history, building  
25          another polluting structure on a



1       Public Hearing - 6/8/2022

2           State and Federally protected  
3           wetland. At this time, instead of  
4           destroying my childhood home, you're  
5           destroying my friend Ashley's  
6           childhood home. Ashley, who is right  
7           there, her and I grew up together.  
8           We rode the same school bus. We had  
9           house parties together. We were  
10          cheerleaders together. The only  
11          difference here is that instead of  
12          her home being destroyed by a billion  
13          dollar power plant and radioactive  
14          emissions, her's is being surrounded  
15          by a garbage facility and warehouses.

16                 I don't know how long you've  
17                 all lived in your home but I know  
18                 that Sal DeVito and his family have  
19                 lived in their home for over 30  
20                 years. That's my entire life span.  
21                 That's 30 years of memories. 30  
22                 years you can't recreate anywhere  
23                 else, because no matter how hard you  
24                 try, you just can't. It's the way  
25                 the light shines through a window.

1       Public Hearing - 6/8/2022

2           It's the backyard that's only yours.  
3           The way the trees move. The plants  
4           that grow in the same place every  
5           year. The animals you befriend.  
6           It's the rooms where our loved ones  
7           who are no longer with us used to  
8           share precious moments with us. It's  
9           peace, security, serenity knowing you  
10          have a place that's your own, that  
11          you built with your own hands and  
12          your own heart. Imagine if all of  
13          that was taken away from you because  
14          of a decision made in this room. I  
15          know this feeling all too well  
16          because it's exactly what happened to  
17          me and my mom. It's indescribably  
18          awful. It's grief. One grieves the  
19          place the way one grieves a person.  
20          It kills me to know that what you did  
21          to me, you're now doing to my friend.

22                 But me and the DeVitos aside,  
23                 the people of Middletown as a whole  
24                 have been through enough at the hands  
25                 of this Board. We already have CPV

1       Public Hearing - 6/8/2022

2             at our doorstep. We already have  
3             horrendous air quality that exceeds  
4             EPA standards. I also pay attention  
5             to the air monitors, as you can  
6             imagine. On a good day it's over EPA  
7             standards which is about 30. On a  
8             bad day it could oftentimes spike up  
9             to 200. The emissions have been  
10            physically felt in the air. I know  
11            what it feels like when the plant is  
12            on even if I can't see it.

13            The amount of diesel trucks  
14            that you're proposing with this  
15            project coming in and out of the area  
16            will increase that pollution. I've  
17            lived in Europe for the last 10  
18            years, and especially in London, they  
19            have major air pollution problems  
20            because many of the vehicles are run  
21            on diesel. Diesel is really, really  
22            toxic, and air quality is a big  
23            problem there because of diesel  
24            specifically.

25            The brand new and unfinished

1       Public Hearing - 6/8/2022

2           addition to the Heritage Trail runs  
3           directly along this land as well,  
4           which I know has been touched upon.  
5           I just wanted to articulate the fact  
6           that this cost \$8,400,000 to build  
7           with the funds coming from a New York  
8           State Park grant, Federal  
9           Transportation grant, and \$1,200,000  
10          of that money was Orange County  
11          funding. So it's not just Wawayanda  
12          taxpayers invested in the land, it's  
13          the entire County. I believe that  
14          this facility will create air and  
15          noise and odor pollution for that  
16          Heritage Trail extension. As it's  
17          been said before, I think that would  
18          be detrimental to our economy because  
19          that's supposed to be a tourist  
20          attraction. That's supposed to be  
21          part of the reason it was built, to  
22          connect one area to another area, for  
23          us to have peace and tranquility in  
24          Middletown, to have like hiking  
25          trails.

1 Public Hearing - 6/8/2022

2 Anyway, I know that I've spoken  
3 about a lot.

4 I was a part of the petition  
5 with Skyler. We wrote it together.  
6 In that petition we proposed an  
7 alternate solution for this land. We  
8 proposed that the land be bought back  
9 by either the County, the Town, the  
10 Land Trust or a combination of all of  
11 you to protect the land and deem it a  
12 wildlife preserve and historical  
13 preserve. Not only is this piece of  
14 land one of the last remaining big  
15 parcels of land surrounding the City  
16 of Middletown, but it is a State and  
17 Federally regulated wetland, which we  
18 all know at this point, home to an  
19 impaired watershed, which is the  
20 Monhagen Brook, both of which run  
21 into the Wallkill and Hudson Rivers.

22 The location of the oldest  
23 house in Middletown and the location  
24 of the earliest indigenous migratory  
25 trail area. This place could be made

1       Public Hearing - 6/8/2022

2           into not only a nature park but a  
3           beautiful historical park and could  
4           be connected directly to the Heritage  
5           Trail, and that in itself would be an  
6           asset for local businesses. We talk  
7           about wanting to create jobs or  
8           whatever. Create more money. If we  
9           had a beautiful asset like that, I  
10          think people would want to come and  
11          they would eat at the local  
12          restaurants and what have you. I  
13          feel people would much rather spend  
14          time in a wetland and historical park  
15          than in an industrial park, in a  
16          garbage dump. Wouldn't you?

17                 The last point I want to make  
18                 is just on climate change. You said  
19                 you like to learn new facts. I've  
20                 got a couple facts here. The planet  
21                 that we live on is nearing a tipping  
22                 point, which I think is common  
23                 knowledge at this point. Currently 4  
24                 percent of animals by weight on the  
25                 entire planet are wild. 4 percent.

1 Public Hearing - 6/8/2022

2 You know, that really makes you think  
3 about the bat thing. Everybody is  
4 like whatever, it's bats. They're a  
5 wild animal and there's only 4  
6 percent left on the whole planet. We  
7 have to protect them. We have to do  
8 everything we can to protect them.  
9 It's millions of years, if not  
10 longer, of evolution to even get the  
11 bat in the first place. We can  
12 destroy them just by human activity.

13 We have to be responsible. You  
14 guys have the power to make the right  
15 decision.

16 As of 2020 the amount of  
17 untouched wilderness left on the  
18 planet was 35 percent. Just 35  
19 percent. We're experiencing a mass  
20 extinction, losing 3 species an hour,  
21 150 species a day and 18,055 species  
22 a year. It's a massive, massive  
23 number. We're in a big, big problem.

24 So we can't destroy wetlands.  
25 We just can't do it. It's

1       Public Hearing - 6/8/2022

2               irresponsible. It's unethical on a  
3               large scale.

4               The last point is wetlands are  
5               vital to sequestering CO2, which I'm  
6               not sure if you know what  
7               sequestering means. It means it  
8               basically pulls the CO2 out of the  
9               sky and it stores it into the ground.  
10              With global warming the main problem  
11              is we have too much CO2 in the air.  
12              The natural way we can combat that,  
13              one way, is to create more, you know,  
14              parks and plant more trees and stuff  
15              like that, but also protect the land  
16              that already exists, especially  
17              wetlands because wetlands are the  
18              best at it.

19              Because of that reason we can't  
20              afford this project as a City, as a  
21              County, and we can't afford it as a  
22              planet.

23              My opposition to this project  
24              isn't just about this project in  
25              particular but it's about setting a



1       Public Hearing - 6/8/2022

2           precedent in the Town of Wawayanda  
3           that from now on wetland protection  
4           will be taken seriously again and the  
5           people in power will know that we are  
6           paying attention to what they're  
7           doing. It's also to push for an  
8           agreement between the Town of  
9           Wawayanda and the City of Middletown,  
10          that residents of Middletown have a  
11          say on projects with a certain  
12          distance to our border. Middletown  
13          is densely populated with over 33,000  
14          residents who bear the brunt of your  
15          decisions.

16                 I'm not against garbage or  
17                 recycling. I know it's an important  
18                 part of our daily lives. I do not  
19                 believe this is where this facility  
20                 belongs, and I don't believe the  
21                 warehouses belong there either. We  
22                 can't blacktop a wetland.

23                         Please put it somewhere else.  
24                 Thank you.

25                                 CHAIRMAN ONORATI: George

1 Public Hearing - 6/8/2022

2 Ponzoni.

3 MR. GEORGE PONZONI: Hello. I  
4 live in Middletown. CPV affected  
5 Middletown maybe more than Wawayanda.

6 If I look at your map, you're  
7 putting all this stuff way up here in  
8 the corner. You have all this other  
9 area to consider if you want to put a  
10 transfer station. It also makes it  
11 -- I know you said you weren't going  
12 to answer questions. Why here? Why  
13 there exactly?

14 CHAIRMAN ONORATI: That's a  
15 question. It's on the record, sir.

16 MR. GEORGE PONZONI: So if  
17 you're not going to answer questions,  
18 when would be a good time to ask  
19 questions to get answered?

20 CHAIRMAN ONORATI: Whatever  
21 action this Board takes, it is going  
22 to be the responsibility of this  
23 Board. You know, the feedback we get  
24 from the public is going to be  
25 analyzed.

1 Public Hearing - 6/8/2022

2 MR. HINES: As part of the  
3 SEQRA process there's a stenographer  
4 taking down all of your questions.  
5 The applicant will then have to  
6 address each of the questions that  
7 are raised tonight prior to this  
8 Board taking any action and  
9 developing a final environmental  
10 impact statement. That's the  
11 process. Tonight is to gather your  
12 questions. They're turned over to  
13 the applicant to address.

14 MR. GEORGE PONZONI: Okay.

15 CHAIRMAN ONORATI: Thank you,  
16 Pat.

17 MR. GEORGE PONZONI: Road  
18 maintenance. If you're going to have  
19 500 trucks a day on that road, who  
20 takes care of the paving and the  
21 crumbling of the street?

22 They spoke about being a family  
23 corporation, however having six  
24 different LLCs, six different  
25 applications doesn't seem very

1 Public Hearing - 6/8/2022

2 upfront and honest to me.

3 I'm glad you saw that coming.

4 They like to break up all the  
5 projects into their neat little  
6 packages. What it comes down to is  
7 roughly 660,000 square feet of  
8 garbage sitting on Dolsontown Road.  
9 How that's not going to smell, I  
10 don't know.

11 The Al Turi dump, I don't know  
12 if that's in Wallkill or here or  
13 whatever, but that station is closed.  
14 I believe there was a study done.  
15 There were horrible things dumped  
16 there in the `80s that were leaching  
17 into the Wallkill River there now.  
18 From the map you can see the river  
19 goes right through there. They're  
20 going to put it on top of there.

21 They say they're going to  
22 mitigate spills and any kind of  
23 seepage. I find that hard to  
24 believe.

25 Is there a way to monitor the

1 Public Hearing - 6/8/2022

2 water beforehand during construction  
3 and after it's there? Are they going  
4 to have little monitors out there?

5 The DEC. I don't have much  
6 faith in the DEC. They probably  
7 should have blocked the CPV. They  
8 kind of rolled over on that once  
9 Andrew Cuomo got on board.

10 The air quality has gone down.  
11 I've lived in Middletown for almost  
12 38 years. I can tell you it's worse  
13 since that went in and got turned on.  
14 In other parts of the country, when  
15 they build stuff like that, the town  
16 board says well why do you want to be  
17 here, what are we going to get out of  
18 it. I don't know if the CPV got a  
19 PILOT program. Did they? Yes?

20 UNIDENTIFIED SPEAKER: Yes,  
21 they did.

22 MR. GEORGE PONZONI: They did.  
23 That's astounding. Why? They're  
24 making money over there. Are they  
25 giving you -- wait, they're not

1       Public Hearing - 6/8/2022

2             paying taxes. The program. Right.

3                     Other places would say no, you  
4             pay us to put this horrible thing  
5             there. At the very least you give us  
6             a piece of your energy.

7                     I ask what is this company  
8             offering now? I heard they weren't  
9             looking for PILOT funds. That's the  
10            first good step at least.

11                    Maybe the residents can get  
12            free garbage dump off. Maybe anyone  
13            within five miles of the smell could  
14            get free drop off.

15                    When projects like this show up  
16            on your desk, I don't understand how  
17            you can just be like yeah, sure,  
18            we're in, bring it on --

19                    UNIDENTIFIED SPEAKER: That's  
20            Wawayanda.

21                    MR. GEORGE PONZONI: -- put it  
22            all here. Personally to me like it  
23            shouldn't even be here. You should  
24            be like this is crazy, there's a  
25            house right there. I'm sorry. There

1       Public Hearing - 6/8/2022

2           are more houses up top. Unless  
3           they're going to buy the whole area  
4           and put four lanes through to East  
5           Main, which I would recommend doing  
6           because the car wash now backs up  
7           onto Dolson Avenue. They themselves  
8           should have their own little exit  
9           ramp. Apparently car washes are that  
10          much in demand.

11                 Then again, you look at it and  
12           people don't have places to wash  
13           their cars because town boards, I'm  
14           not saying you specifically but in  
15           the area, instead of approving  
16           single-family homes they have  
17           approved all these tight and dense  
18           areas. So you have 5,000 people  
19           living maybe where 500 should be. It  
20           really affects everything.

21                 You know, the historian guy, I  
22           don't know where he went. Thank you  
23           for that. I grew up with Mary  
24           Caskey. She played the organ at  
25           Grace Church. I've been in that

1       Public Hearing - 6/8/2022

2           house numerous times. It does face  
3           the wrong way. He explained why.  
4           Apparently it's the oldest house in  
5           Middletown. So that should be  
6           something, you would think. How it's  
7           not on the register I don't know.  
8           Slacking, dropping the ball I guess.

9           The rail trail has been talked  
10          about. Yes, people walking on the  
11          trail, they're going to see CPV in  
12          the background and now a garbage  
13          dump. Just what they signed up for  
14          when they went on the Heritage Trail  
15          walk.

16          It doesn't seem like the right  
17          place at all. It's like the last  
18          section left that's kind of like  
19          that. Even if they put a  
20          neighborhood there instead, or almost  
21          anything, it helps. Almost. If it  
22          must be developed. I mean is there  
23          like a real big need to develop this  
24          spot of land all of a sudden? We  
25          need to develop every square inch?



1 Public Hearing - 6/8/2022

2 UNIDENTIFIED SPEAKER: That's  
3 Wawayanda for you.

4 MR. GEORGE PONZONI: It seems a  
5 little out of place.

6 There's already going to be the  
7 new gas station and the strip malls  
8 down there by the turnabout thing.

9 There already should be like  
10 four lanes now, unfortunately. I  
11 don't think that they did their due  
12 diligence on the traffic study  
13 because I didn't see four lanes in  
14 any of their plans when I looked  
15 online.

16 I also would ask the Board,  
17 have you read 463 pages of the  
18 traffic study alone? Then 693 pages  
19 of A through G? That is your  
20 responsibility to do, sad as it is  
21 and as long as it is and as  
22 complicated as that is. You do have  
23 a responsibility to the area. Not  
24 only your residents, people around  
25 there. The whole County, actually.

1 Public Hearing - 6/8/2022

2 As far as I'm concerned, I  
3 think you've already kind of dropped  
4 the ball with the CPV. I hope you  
5 don't make a second example with  
6 this. I just think it could be in a  
7 better place. I don't understand why  
8 it would be proposed to go there.

9 I believe that's all of my  
10 questions. Yes. Thank you for  
11 hearing my concerns.

12 CHAIRMAN ONORATI: Thank you.  
13 Alex Ponzoni.

14 MR. ALEX PONZONI: Most of my  
15 concerns have been addressed by  
16 others in a better way, but I would  
17 like to point out that the conflict  
18 of interest between the people doing  
19 the studies and the companies  
20 involved, I really feel like certain  
21 other projects, including CPV of  
22 course, there was a negligence in  
23 regards to the environmental impact,  
24 air quality impact. I can't breathe.  
25 A lot of people already can't

1       Public Hearing - 6/8/2022

2           breathe. Adding all of this diesel  
3           and, you know, 600,000, 800,000  
4           square feet of warehouses, a garbage  
5           dump, et cetera will affect the air  
6           quality here more than the study  
7           seems to show.

8           I would strongly suggest, or  
9           urge if you will, to reconsider and  
10          look a little deeper into the  
11          traffic, air quality, environmental,  
12          cultural, historical concerns that  
13          many of the people have raised here.

14          Thank you.

15          CHAIRMAN ONORATI: Thank you,  
16          sir.

17          Emma Fuentes.

18          MS. FUENTES: Good evening,  
19          gentlemen. I'll keep it pretty  
20          brief. I'm from Montgomery which has  
21          its own development concerns.

22          I'm actually here on behalf of  
23          State Senator James Skoufis. With  
24          any luck we hope to be representing  
25          Wawayanda, Middletown, many other

1       Public Hearing - 6/8/2022

2               areas in Orange County come 2023.

3                       So as a result of  
4               redistricting, we're actively working  
5               to learn about the local issues and  
6               what matters most to folks in this  
7               area and many other areas.

8                       Senator Skoufis, if you're not  
9               aware, has been an outspoken voice on  
10              developments and projects throughout  
11              the County that pose any harm to  
12              families and local taxpayers.

13                      Clearly there seems to be some  
14              serious concerns from folks here  
15              tonight, traffic, air, wetlands,  
16              proximity to the new Heritage Trail.  
17              We hear that.

18                      Senator Skoufis appreciates the  
19              massive undertaking that you folks  
20              have in front of you and the  
21              important role that you have in this  
22              process. We would just encourage you  
23              to continue listening, which it seems  
24              like you are with extending the  
25              public comment period. Thank you for

1 Public Hearing - 6/8/2022

2 that.

3 We'll continue to keep a close  
4 eye on this Dolsontown project or  
5 projects. We look forward to working  
6 with all of the stakeholders that are  
7 involved here.

8 That's it for me. Thank you.

9 CHAIRMAN ONORATI: Thank you.

10 Carolyn Riley.

11 MS. RILEY: Everything has been  
12 said.

13 CHAIRMAN ONORATI: Thank you,  
14 ma'am.

15 Mike Strizki.

16 MR. STRIZKI: Hi. My name is  
17 Mike Strizki. I don't know anybody  
18 in this room but I thought it was  
19 important enough to drive two  
20 and-a-half hours from New Jersey to  
21 come address you guys on what's going  
22 on.

23 I have a 501(C)(3) nonprofit  
24 called the Hydrogen House Project.  
25 I've been off grid now for 20 years,

1       Public Hearing - 6/8/2022

2               cooking gas, heating gas, fuel for my  
3               vehicles, all made from energy from  
4               the sun three months of the year.

5               I travel all over the world  
6               selling hydrogen homes, hydrogen  
7               refilling stations, hydrogen power  
8               plants. All over the country.

9               All right. Right now fuel  
10              prices, I don't have to tell anybody  
11              what fuel prices are like. I drive  
12              my car for free. I have two Toyota  
13              vehicles. Okay. I've been doing  
14              this for 20 years. My lawnmowers,  
15              airplanes. I've worked for NASA. I  
16              have about 15 patents in hydrogen  
17              storage.

18              I'm telling you there is a  
19              solution for the problem we have now.  
20              If we keep doing things the same way  
21              we're doing them, that's the  
22              definition of insanity. Right now  
23              what I see here now is insanity. We  
24              have to go back to the good of the  
25              many, not the good of the few. We

1       Public Hearing - 6/8/2022

2               have to do the right thing, not the  
3               politically correct thing.

4               I'm sitting here listening to  
5               your residents hurting when there's  
6               solutions sitting all around us.

7               I work with a company called  
8               Hyzon and Nikola building hydrogen  
9               fuel cell trucks. We're in the  
10              infrastructure in California right  
11              now. We're taking 39 megawatts of  
12              wind and converting that to 6,000  
13              grams of hydrogen.

14              I'm building the first power  
15              plant powered by hydrogen in the  
16              country. Mostly in California right  
17              now but other states, including New  
18              Jersey, are starting to take these  
19              things on.

20              You're talking about facilities  
21              that I don't see any mandates for  
22              renewables on. We should have solar  
23              on everything. Talking to some of  
24              the residents here, they're concerned  
25              whether they're going to get power or

1       Public Hearing - 6/8/2022

2           not. \$6 a gallon energy and going  
3           up, that's not going to be energy  
4           security or anything they're going to  
5           be able to afford. We've got to go  
6           to solar power, wind, hydroelectric,  
7           convert that into hydrogen which  
8           stores forever. There's no shelf  
9           life. It's as good today as a  
10          hundred million years from now. NASA  
11          has used hydrogen, especially in  
12          outer space, for the last 75 years by  
13          the astronauts for their drinking  
14          water and electricity. Europe right  
15          now is full into hydrogen for trains,  
16          for any type of heavy transportation,  
17          because batteries are not going to  
18          make it. Batteries are going to give  
19          oil another 10 years because it's a  
20          known failure. We have to start  
21          doing the right thing if we expect  
22          this planet to survive for our  
23          children and grandchildren.

24                    I've got eight grand kids I  
25                    want to leave a planet for but I'm



1       Public Hearing - 6/8/2022

2               going to need the help of everybody  
3               to do this. Technology got us in  
4               this mess and it will get us out if  
5               we let it.

6                       Truly I've been energy  
7               independent. When I make my energy I  
8               make pure oxygen. When I use it I  
9               get pure water. Hydrogen fuel cells  
10              are atmospheric water generators,  
11              which means they produce more water  
12              than they use. I use 12 gallons to  
13              make the hydrogen, 12 gallons of  
14              water, I get 16 back. Think how  
15              quickly the planet will heal when  
16              you're only doing pure water and pure  
17              oxygen as your byproducts for your  
18              energy.

19                     This power plant that's sitting  
20              here could be run off of solar and  
21              store excess energy as hydrogen. You  
22              could use almost all the existing  
23              infrastructure that's already here.  
24              We have to do things that make sense.

25                     I've worked on a lot of

1       Public Hearing - 6/8/2022

2           landfills where I'm converting the  
3           methane from these landfills into  
4           hydrogen gas that runs the trucks.  
5           In California they're doing this at  
6           all the ports. This is all doable.  
7           Toyota has bet the entire company on  
8           this technology, okay. They  
9           basically are running their cars on  
10          sewage in Japan. There are 100 taxis  
11          in Great Britain. Right now they're  
12          building fuel cell airplanes, Boeing,  
13          that they are going to have this  
14          year.

15                 Just to give you an idea,  
16           landfills cannot take these  
17           batteries. They last six years and  
18           then you have a disposal problem.  
19           You put them in the landfills, you've  
20           got Lithium in your water.

21                 We are going down the wrong  
22           path. We've got to go down the right  
23           one.

24                 I filled my fuel cell car up in  
25           four minutes. One hydrogen station

1 Public Hearing - 6/8/2022

2 can do 400 cars in one day. Show me  
3 a Tesla super charger that's going to  
4 do that.

5 I carry the same amount of  
6 energy in 12 pounds of hydrogen  
7 versus 1,200 pounds of batteries.  
8 You talk about destroying roads and  
9 bridges and stuff. You're carrying 6  
10 tons a payload in a truck. Fuel  
11 cells have no tune-ups, no oil  
12 changes, no brake jobs, no catalytic  
13 converters, no belts, no mufflers, no  
14 hoses, no maintenance. They're five  
15 times more efficient than internal  
16 combustion engines. Let's start  
17 doing the right thing. Right now  
18 they're making enough hydrogen to  
19 refine gasoline and diesel fuel to  
20 power a quarter of the earth's cars.  
21 All right. Right now. Just from  
22 what we're using from that. They  
23 already have the infrastructure. If  
24 we expect to do something right for  
25 the public, we have to use the

1       Public Hearing - 6/8/2022

2           technologies that are available. We  
3           can't keep doing it the same way and  
4           expecting a different result. It's  
5           not going to happen.

6           If you want a planet for your  
7           children and grandchildren and you  
8           want to be able to afford to live  
9           where you are, this is the only  
10          solution. We're out of elements on  
11          the periodic table. 80 percent of  
12          all matter in the universe is  
13          hydrogen.

14          Right now I'm making it from  
15          garbage. I'm making it from sewage.  
16          I'm making it from water. There's no  
17          supply and it doesn't come from  
18          countries that hate us. Instead of  
19          war over oil, we've got war over  
20          Lithium. China and Bolivia own all  
21          of it.

22          We've got to start doing the  
23          right thing. We have everything we  
24          need.

25          When you sit here and you

1 Public Hearing - 6/8/2022

2 review all these projects, you want  
3 to know how low that carbon footprint  
4 is. I'm seeing a miserable job being  
5 done here.

6 We have technologies that have  
7 been mainstreamed for 20 years that  
8 you're not telling these people to  
9 implement. It's time to start doing  
10 the right thing and not destroy  
11 people's lives, to work for the  
12 people that elected you, not for the  
13 big corporations. Do the right thing  
14 for your children and grandchildren.  
15 God bless us all.

16 CHAIRMAN ONORATI: Barbara  
17 George.

18 MS. GEORGE: Hi. Thank you all  
19 for your service and thank you all  
20 for being here.

21 There are no good guys, there  
22 are no bad guys. There's just you  
23 and me and we all need to come up  
24 with really great solutions. Really  
25 great solutions. It requires us to

1       Public Hearing - 6/8/2022

2           look at all the information. I love  
3           that you're doing that and you're  
4           giving us plenty of time to give you  
5           good questions to pose with good  
6           answers. It's for us to think  
7           outside of the box, not be doing the  
8           same thing over and over again.  
9           Maybe there is a better solution for  
10          every opportunity, every piece of  
11          property that is currency to our  
12          community in one way or another. How  
13          to measure currency. The quality of  
14          the environment. That we can live  
15          here and know that our children and  
16          our children's children can live here  
17          safely. That's a scary question.  
18          Like what are we doing. We sometimes  
19          make decisions and later find out it  
20          wasn't a good decision. It's okay.  
21          We're all human beings, we make  
22          mistakes. Let's go forward and say  
23          listen, I thought this but now that  
24          I've looked at it I think this. I've  
25          listened to a lot more information

1       Public Hearing - 6/8/2022

2               now and I've got a lot more to  
3               consider.

4                       I think what we should do is  
5               look at another opportunity, another  
6               possibility that could be a benefit  
7               to the entire community and a more  
8               holistic approach for all of us.

9                       So thank you, everybody.

10                      By the way, Barbara George, I  
11               have two properties, one is in New  
12               Jersey and one is in Goshen. I grew  
13               up in Goshen. I'm building in Goshen  
14               also, so it's important to me. It's  
15               the county seat. I love this area  
16               and I truly appreciate all that  
17               you're doing to come up with the  
18               right solutions.

19                      Thank you all.

20                      CHAIRMAN ONORATI: Thank you,  
21               ma'am.

22                      Pramilla Malik.

23                      MS. MALIK: Thank you, guys.  
24               I'm Pramilla Malik, I'm the chair for  
25               Protect Orange County. If anyone

1       Public Hearing - 6/8/2022

2               wants a bumper sticker to spread the  
3               word, they're right there.

4               I am going to try to be an  
5               optimist here. I've been before this  
6               Board begging and pleading so many  
7               times in the past, so many times, and  
8               I'm going to pray and hope that now  
9               that you've seen the impacts of CPV,  
10              the corruption behind it, the  
11              injustices it has created, forcing  
12              people out of their homes, causing  
13              health impacts, you will realize that  
14              you have to do the right thing now.  
15              I'm going to be optimistic about  
16              this. I know in all of your hearts  
17              you don't want to see people forced  
18              out of their homes. You don't want  
19              to see children getting asthma, COPD,  
20              what Norma experienced.

21              We've been doing a health  
22              analysis of the area around CPV and  
23              Minisink for the last several years.  
24              We have dozens and dozens and dozens  
25              of cases just like hers. You don't



1 Public Hearing - 6/8/2022

2 even need to take my word for it.  
3 Former State Senator Jen Metzger had  
4 a study. It echoed our findings.  
5 You can talk to your local  
6 pulmonologists who have noted the  
7 dramatic increase in respiratory  
8 illnesses in the area. So I'm going  
9 to believe in your hearts that you  
10 will not allow this to happen to the  
11 families that live around this  
12 facility, the families in Wawayanda  
13 and Middletown.

14 9,000,000 people die annually  
15 from air pollution. They die of  
16 premature deaths due to air  
17 pollution. This is in a study. CPV  
18 brought, what, 1.2, 1.6 million tons  
19 of CO2 annually. I think if you look  
20 at the equivalent, including methane  
21 emissions and other hydrocarbons and  
22 volatile organic compounds, we're  
23 looking at 4.7 million tons of CO2  
24 equivalent annually. Now you want to  
25 add 500 trucks per day. That is

1       Public Hearing - 6/8/2022

2           going to be a death sentence to many  
3           people who live around there because  
4           you've got cumulative impacts  
5           already. You've got the impacts from  
6           CPV and now you're going to compound  
7           that with 500 trucks daily. There's  
8           no mystery about this. The science  
9           is absolutely clear on the exposure  
10          to air pollution and the health  
11          impacts, respiratory illnesses,  
12          cardiac illnesses. These emissions  
13          are carcinogenic, they're mutagenic.  
14          We've had these conversations before  
15          with you. We presented this data  
16          before. I know you know this.

17                 This project, you need to do a  
18                 health impact analysis, and it has to  
19                 be a cumulative health impact  
20                 analysis. It has to look at the CPV  
21                 emissions and -- what is that other  
22                 power plant? It starts with an S in  
23                 the area.

24                         UNIDENTIFIED SPEAKER: Smelting.

25                         MS. MALIK: Revere Smelting.

1       Public Hearing - 6/8/2022

2           All the emission sources and then the  
3           truck traffic. You have to look at  
4           all of that. SEQRA requires an  
5           analysis of cumulative impacts, and  
6           that includes past, present and those  
7           of the foreseeable future.

8           I think there was a reference  
9           to another project and you said  
10          that's not part of your analysis.  
11          All of these projects have to be part  
12          of your analysis. That is a  
13          requirement for SEQRA.

14          Environmental justice,  
15          communities. It's not just these  
16          homeowners that are going to be  
17          impacted. There are 23 environmental  
18          justice communities in this area. I  
19          know that the DEC has an  
20          environmental justice policy. I think  
21          it's called Policy 29. You need to  
22          do a full environmental justice  
23          analysis and apply that policy.

24          You know, the people who live  
25          around there, I mean it could be --

1       Public Hearing - 6/8/2022

2           the people who live around there of  
3           course are going to be coming and  
4           going daily. Everybody in the entire  
5           Minisink Valley. We travel on  
6           Dolsontown Road to get to the  
7           shopping center. It's not a matter  
8           of if someone will die from a truck  
9           accident, it's a matter of when.  
10          Somebody will die. There's no doubt  
11          about it. Given the layout of the  
12          roads and given the number of trucks  
13          that you're proposing, it's not a  
14          matter of if, it's a matter of when.  
15          I'm afraid it will happen very soon.

16                 We keep hearing that the  
17          Marangis are a family-owned company  
18          and they love their community. I  
19          would like to know if they are  
20          willing to live right next to it.  
21          The day that they are willing to live  
22          next to it with their children, their  
23          grandchildren, their pets, then  
24          maybe, you know, that narrative will  
25          have more credence. Right now it

1       Public Hearing - 6/8/2022

2               doesn't. Where do they live? I bet  
3               they live pretty far away. Nobody  
4               wants to live next to a dump.

5               The Town of Wawayanda, I remind  
6               you, is an Ag 2 district. That is  
7               why it had always in the past been  
8               designated a critical environmental  
9               area, and that's why Norma's father  
10              could not build on his own property,  
11              because it had always been a critical  
12              environmental area. There are cases  
13              in the past where DEC wouldn't allow  
14              the expansion -- wouldn't allow the  
15              development of a tiny garage because  
16              they cited the fact that it was a  
17              critical environmental area. Now, we  
18              know that CPV got rid of it and got  
19              -- you know, got the DEC to no longer  
20              subscribe to that, but the history is  
21              there. The facts are there. We all  
22              know why CPV was able to exercise  
23              that kind of influence over the DEC.  
24              None of us have forgotten about the  
25              Percoco scandal.

1       Public Hearing - 6/8/2022

2                   That brings me to the company  
3                   that did the DGEIS. Is that what it  
4                   is? Whiteman, Osterman & Hanna.  
5                   Their employee was implicated in the  
6                   corruption. Todd Hough who worked  
7                   for them was convicted of  
8                   participating in the corruption  
9                   scheme. He created the corruption  
10                  scheme. Now you're relying on the  
11                  same company to do more environmental  
12                  reviews in this area. I mean that  
13                  doesn't make any sense. Are we  
14                  rewarding corruption, because it's  
15                  absolutely impossible that the  
16                  company did not know about this  
17                  bribery scheme. It spans what, 5, 6  
18                  years.

19                  Reference to the bats. It  
20                  doesn't matter when you cut the  
21                  trees. Those trees are critical  
22                  roosting habitats for those bats.  
23                  They are maternity nesting sites.  
24                  The bats come year after year to the  
25                  same exact trees and to the same

1       Public Hearing - 6/8/2022

2           exact nest. When they come and they  
3           don't find their nest and they don't  
4           find their tree, they get stressed  
5           and they do not deliver a baby. They  
6           do not bring a baby to term because  
7           they're so stressed. We've already  
8           lost 95 percent of our bat population  
9           in the last decade. We cannot,  
10          especially in an agricultural  
11          district, cannot afford to lose our  
12          bat population. This is a critical  
13          migratory habitat. It is critical  
14          for our farmers. These bats are  
15          critical. They play a critical role  
16          in pest management. So no, you can't  
17          -- it doesn't matter when you cut  
18          them. Those trees cannot be cut,  
19          should not be cut. It is a critical  
20          environmental area.

21                 Orange County is an amazingly  
22                 rich natural heritage area. I just  
23                 came last week, Minisink had its  
24                 heritage fair. The history of this  
25                 area is incredible. Why would you

1       Public Hearing - 6/8/2022

2               want to ruin it?

3                       Look at the flag behind you.

4               That is what you need to fight for.

5               That's what you need to preserve.

6               That's what you need to protect.

7                       Economic development does not  
8               come from warehouses, it comes from  
9               residents, residents who live here.  
10              They're the ones who shop here.  
11              They're the ones who spend money  
12              here. Do you know what residents  
13              want? They want clean air. They  
14              want clean water. They want pristine  
15              green spaces. That is what will  
16              drive economic development.

17                      You cannot stop the odors. You  
18              can't stop air emissions of all these  
19              materials that the person referenced.  
20              They're highly toxic materials.  
21              Highly toxic. You're talking about  
22              tires and construction debris and  
23              sheetrock. I mean unless you're  
24              planning to vacuum seal your  
25              warehouse, how would you stop the



1       Public Hearing - 6/8/2022

2               dust particles from escaping? You  
3               can't. You can't stop the odors  
4               either.

5               The Orange County Partnership  
6               guy, this is absolutely the type of  
7               project they like. They like toxic,  
8               dangerous projects that erode  
9               everyone's quality of life and drive  
10              people away.

11             I know personally so many  
12             people who have left this area  
13             because of the development, the power  
14             plant, the chemical factory over  
15             there. I know a lot of new people  
16             have moved in. God bless them, they  
17             don't know. I've had real estate  
18             agents tell me they take the back  
19             roads so people don't see CPV.

20             You will absolutely have to do  
21             an assessment of the carbon footprint  
22             of this project, and that analysis  
23             also needs to be cumulative.

24             As far as my understanding of  
25             SEQRA requirements, you also have to

1 Public Hearing - 6/8/2022

2 look at all the alternatives and  
3 evaluate them as well. I don't know  
4 if you guys have already done that.

5 Marangi, from what I  
6 understand, you do business with the  
7 public. Why would you want to  
8 alienate the public? The public does  
9 not want this facility here. If you  
10 really want to be part of this  
11 community, then you will find another  
12 location or, as was brilliantly  
13 proposed, why don't we just extend  
14 the hours of the County waste  
15 facility. That seems to be the  
16 proposal that would have the least  
17 ecological impact, almost no impact  
18 whatsoever, and it would produce more  
19 jobs, as was said.

20 I don't want to repeat myself.

21 This Board has been wrong so  
22 many times in the past. Please do  
23 the right thing this time. Please.  
24 Please make it up. Let this not be  
25 your legacy and your history that the

1 Public Hearing - 6/8/2022

2 Town of Wawayanda is the town that  
3 destroyed the environment and  
4 destroyed people's quality of life.  
5 Stand up and do the right thing.  
6 Thanks.

7 We'll submit more technical  
8 comments. Thank you.

9 CHAIRMAN ONORATI: Thank you.  
10 Mia Allen.

11 MS. ALLEN: Hello. I actually  
12 didn't know I was signing up to do  
13 this. I thought I was signing up for  
14 a newsletter, but here I am.

15 I do have some things to say as  
16 a person who has lived in Middletown  
17 now for three years.

18 I moved here just before the  
19 pandemic hit us all and we were  
20 quarantined. I spent pretty much all  
21 of that time out in nature and  
22 finding some sort of solace, mental  
23 health, wellness and place of -- a  
24 place that I belonged here in New  
25 York. I'm from the pacific northwest

1       Public Hearing - 6/8/2022

2           originally.  If anyone has ever been  
3           there, you know how deeply we value  
4           our nature and how deeply reserved it  
5           is to our people.

6           I can tell you firsthand if you  
7           want to bring money to the area, you  
8           have to protect it.  You have to  
9           preserve it.  You have to lift it up  
10          and share it with the people, because  
11          that's what they come here for.  
12          That's why I'm staying here, because  
13          otherwise I would just live in the  
14          city.

15          I'm a film maker and I'm also a  
16          partner in a new film festival called  
17          the World Water Festival.  What we do  
18          is -- we're based in the Hudson  
19          Valley.  What we do is raise  
20          awareness of water quality around the  
21          world.

22          I can tell you, as we've talked  
23          about air quality, the land, animals,  
24          water, the water quality in this  
25          State is aberrant, especially in this

1       Public Hearing - 6/8/2022

2           area. We suffer from factory  
3           pollution, agricultural pollution,  
4           pharmaceutical pollution, among  
5           others. Among many others. That not  
6           only goes into the groundwater,  
7           affects the plants, affects the  
8           animals, affects how much the planet  
9           can actually absorb and turn into  
10          healthy energy, but it affects our  
11          bodies and our lives and everything  
12          about us.

13                 So it's not just -- this  
14                 doesn't exist in a vacuum. You can't  
15                 say oh, this is one new thing. It's a  
16                 cyclical process. It's a cyclical  
17                 problem that everyone needs to be  
18                 considerate of from start to finish.  
19                 It's not a solution -- a problem you  
20                 can answer with one simple solution.  
21                 You have to understand that  
22                 everything is connected, and that  
23                 includes us.

24                 So that's what I have to say.  
25                 I look forward to the newsletter.

1 Public Hearing - 6/8/2022

2 Thank you.

3 CHAIRMAN ONORATI: Thank you.

4 Chris --

5 UNIDENTIFIED SPEAKER: He

6 actually left.

7 CHAIRMAN ONORATI: So no  
8 comment. Okay. That's the last  
9 speaker.

10 David, to what date in July are  
11 we extending?

12 MR. BAVOSO: July 13th.

13 CHAIRMAN ONORATI: So the  
14 motion --

15 MR. BAVOSO: It would be a  
16 motion to adjourn the public hearing  
17 until that date.

18 CHAIRMAN ONORATI: Do we have  
19 to stipulate the ten-day written  
20 period or does the ten-day written  
21 period continue beyond --

22 MR. BAVOSO: It's beyond.

23 CHAIRMAN ONORATI: Okay. And  
24 everybody is square with that as far  
25 as procedurally?

1 Public Hearing - 6/8/2022

2 All right. So may I have that  
3 motion --

4 MR. NEIGER: I'll make the  
5 motion.

6 CHAIRMAN ONORATI: -- to extend  
7 it.

8 MR. RAZZANO: I'll second it.

9 CHAIRMAN ONORATI: All in  
10 favor?

11 MR. BACAN: Aye.

12 MR. PIERCE: Aye.

13 MR. DOMBAL: Aye.

14 CHAIRMAN ONORATI: Aye.

15 MR. DRISCOLL: Aye.

16 MR. NEIGER: Aye.

17 MR. RAZZANO: Aye.

18 CHAIRMAN ONORATI: I think  
19 we've done everything we can on this.

20 Is there anything from any of  
21 the applicants that you want to relay  
22 to the Board at this time?

23 MR. STOUT: We're all set.

24 CHAIRMAN ONORATI: I appreciate  
25 the public coming and making

1       P u b l i c   H e a r i n g   -   6 / 8 / 2 0 2 2

2                   c o m m e n t s .   T h a n k   y o u .

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4                               (Time noted:   9:52 p.m.)

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

I, MICHELLE CONERO, a Notary Public  
for and within the State of New York, do  
hereby certify:

That hereinbefore set forth is a true  
record of the proceedings.

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 15th day of June 2022.

*Michelle Conero*

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MICHELLE CONERO

<b>\$1,200,000</b> [1] - 100:9	1:24	21:12,	49:12,	<b>42,000</b> [1] -	113:18	<b>absolutely</b>	35:11,
<b>\$8,400,000</b> [1] - 100:6	<b>130</b> [1] -	133:6	50:15,	25:4	<b>70.7</b> [1] -	[5] - 42:18,	55:4,
<b>1</b> [10] - 17:7,	21:17	<b>2,200</b> [1] -	50:21,	<b>45th</b> [1] -	21:2	130:9,	79:18,
19:17,	<b>13th</b> [2] -	31:15	52:15,	56:11	<b>700</b> [1] -	134:15,	129:25
21:6,	11:22,	<b>20</b> [3] -	103:20	<b>463</b> [1] -	70:12	137:6,	<b>added</b> [1] -
30:13,	142:12	117:25,	<b>30</b> [9] -	113:17	<b>70s</b> [1] -	137:20	83:23
30:14,	<b>14</b> [2] - 9:11,	118:14,	12:17,	<b>48</b> [1] -	53:23	<b>absorb</b> [1] -	<b>adding</b> [1] -
30:18,	43:11	125:7	12:25,	13:17	<b>75</b> [1] -	141:9	115:2
31:24,	<b>15</b> [2] - 60:8,	<b>20,000</b> [1] -	13:19,	<b>48.6</b> [1] -	120:12	<b>accept</b> [1] -	<b>addition</b> [4]
34:3,	118:16	31:6	95:25,	19:12	<b>75,000</b> [1] -	23:7	- 13:23,
70:13	<b>150</b> [1] -	<b>200</b> [2] -	97:19,	<b>5</b> [6] - 3:10,	30:25	<b>accepted</b> [2]	23:25,
<b>1,200</b> [1] -	103:21	78:23,	97:21,	8:6, 19:8,	<b>79</b> [1] -	- 6:2, 16:3	28:12,
123:7	<b>15th</b> [1] -	99:9	99:7	20:9,	63:21	<b>access</b> [9] -	100:2
<b>1,300</b> [1] -	145:17	<b>200,000</b> [1] -	<b>30,000</b> [1] -	60:14,	<b>7:30</b> [1] -	4:22, 18:2,	<b>additional</b>
78:18	<b>16</b> [2] -	30:23	22:21	134:17	44:20	18:5, 19:2,	[7] - 13:2,
<b>1.2</b> [1] -	41:11,	<b>2008</b> [1] -	<b>300</b> [1] -	<b>5,000</b> [1] -	<b>7:40</b> [1] -	19:24,	13:15,
129:18	121:14	74:7	49:18	111:18	1:15	19:25,	25:20,
<b>1.6</b> [1] -	<b>1735</b> [1] -	<b>2010</b> [1] -	<b>303(d)</b> [1] -	<b>500</b> [6] -	<b>8</b> [1] - 1:15	20:3,	32:17,
129:18	70:12	74:7	32:16	46:11,	<b>80</b> [2] - 1:17,	20:16,	32:19,
<b>1.6</b> [1] -	<b>1790</b> [1] -	<b>2018</b> [2] -	<b>31st</b> [1] -	62:2,	124:11	21:20	75:18,
129:18	70:23	49:9,	33:20	107:19,	<b>800,000</b> [1] -	<b>accident</b> [1]	76:13
<b>10</b> [5] -	<b>1791</b> [2] -	49:14	<b>32</b> [1] -	111:19,	115:3	- 132:9	<b>additional</b>
63:14,	70:20,	<b>2020</b> [1] -	21:14	129:25,	<b>80s</b> [1] -	<b>accomplis</b>	<b>y</b> [1] - 9:21
81:2,	70:23	103:16	<b>32,000</b> [1] -	130:7	108:16	<b>h</b> [1] -	<b>address</b> [9]
90:20,	<b>17M</b> [8] -	<b>2022</b> [2] -	18:22	<b>501(C)(3)</b> [1]	<b>84</b> [3] -	14:22	- 7:12,
99:17,	35:14,	1:15,	<b>33</b> [4] -	- 117:23	49:13,	<b>accordanc</b>	11:14,
120:19	36:21,	145:17	18:24,	<b>526</b> [2] -	50:21,	<b>e</b> [2] -	12:2,
<b>10-day</b> [2] -	37:6,	<b>2023</b> [1] -	45:15,	49:18,	73:4	25:10,	12:18,
13:15,	49:10,	116:2	46:7,	51:5	<b>845)541-</b>	32:2	13:6,
16:4	49:23,	<b>2050</b> [1] -	46:13	<b>54,000</b> [1] -	<b>4163</b> [1] -	<b>account</b> [3]	59:21,
<b>100</b> [3] -	50:13,	67:23	<b>33,000</b> [1] -	21:8	1:25	- 7:4, 77:4,	107:6,
29:15,	50:14,	<b>20th</b> [1] -	105:13	<b>55</b> [1] - 41:7	<b>85</b> [1] -	78:3	107:13,
62:7,	70:21	11:7	<b>3418</b> [1] -	<b>6</b> [7] - 20:23,	19:21	<b>accounted</b>	117:21
122:10	<b>17th</b> [1] -	<b>2171</b> [1] -	91:22	70:21,	<b>9</b> [1] - 18:23	[1] - 84:21	<b>addressed</b>
<b>108</b> [1] -	9:22	1:6	<b>35</b> [2] -	91:22,	<b>9,000,000</b>	<b>acre</b> [2] -	[4] - 26:12,
38:25	<b>18</b> [1] - 21:9	<b>22</b> [1] -	103:18	93:8,	[1] - 129:14	31:24,	26:14,
<b>1081</b> [3] -	<b>18,055</b> [1] -	21:15	<b>36.6</b> [1] -	120:2,	<b>95</b> [1] -	70:13	26:24,
30:16,	103:21	<b>22,000,000</b>	19:18	123:9,	135:8	<b>acres</b> [7] -	114:15
31:13,	<b>1817</b> [1] -	[1] - 67:18	<b>366</b> [1] -	134:17	<b>96</b> [1] -	17:21,	<b>addresses</b>
83:8	73:17	<b>22nd</b> [5] -	44:3	<b>6,000</b> [1] -	21:10	18:22,	[1] - 62:8
<b>10973</b> [1] -	<b>1830</b> [2] -	9:9, 10:24,	<b>37</b> [1] -	119:12	<b>99</b> [1] -	19:12,	<b>addressing</b>
1:17	72:14,	11:16,	17:24	<b>6.1</b> [1] -	19:20	19:18,	[2] - 6:24,
<b>11</b> [1] -	72:20	13:13,	<b>38</b> [1] -	18:22	<b>9:52</b> [1] -	20:10,	27:8
20:13	<b>1846</b> [4] -	13:14	109:12	<b>60</b> [2] -	144:4	21:2,	<b>adequate</b> [3]
<b>11.5</b> [1] -	70:6,	<b>23</b> [2] - 39:5,	<b>39</b> [2] -	20:13,	<b>aberrant</b> [1]	70:12	- 23:19,
20:10	70:19,	131:17	90:11,	94:2	- 140:25	<b>act</b> [1] - 3:6	28:7, 31:8
<b>11.6</b> [1] -	71:4,	<b>24</b> [2] -	119:11	<b>600,000</b> [1] -	<b>ability</b> [1] -	<b>action</b> [5] -	<b>adjacent</b> [5]
17:21	71:18	45:12,	<b>3:30</b> [1] -	115:3	14:5	10:10,	- 35:9,
<b>1187</b> [1] -	<b>1877</b> [2] -	52:15	44:21	<b>60s</b> [1] -	<b>able</b> [12] -	11:8,	47:18,
90:10	71:20,	<b>244,200</b> [1] -	<b>4</b> [4] - 18:19,	53:23	7:17,	68:24,	48:14,
<b>12</b> [3] -	72:12	21:13	102:23,	<b>61,000</b> [1] -	23:20,	106:21,	48:16,
121:12,	<b>18th</b> [1] -	<b>27th</b> [1] -	102:25,	20:12	28:8, 52:6,	107:8	68:24
121:13,	9:18	71:21	103:5	<b>65</b> [1] -	75:3,	<b>actively</b> [1] -	<b>adjourn</b> [2] -
123:6	<b>1960s</b> [1] -	<b>28th</b> [1] -	<b>4.7</b> [1] -	17:24	86:24,	116:4	12:16,
<b>12,000</b> [1] -	91:23	51:22	129:23	<b>660,000</b> [1] -	87:11,	<b>activity</b> [1] -	142:16
25:6	<b>199</b> [1] -	<b>29</b> [1] -	<b>400</b> [2] -	108:7	93:25,	103:12	<b>adjournme</b>
<b>125,000</b> [2] -	19:22	131:21	51:5,	<b>67</b> [2] -	96:8,	<b>actual</b> [1] -	<b>nt</b> [1] - 13:7
17:23,	<b>1st</b> [1] -	<b>3</b> [9] - 1:24,	123:2	46:13,	120:5,	35:18	<b>adopted</b> [1]
31:3	33:20	3:10, 8:6,	<b>402,000</b> [1] -	52:2	124:8,	<b>add</b> [5] -	- 5:15
<b>12550</b> [1] -	<b>2</b> [3] - 20:9,	17:19,	19:19	<b>693</b> [1] -	133:22	13:15,	<b>advance</b> [1]

- 9:12 <b>affect</b> [10] - 48:22, 55:2, 55:18, 84:18, 86:9, 86:13, 95:3, 95:4, 95:7, 115:5 <b>affected</b> [4] - 58:2, 96:10, 96:12, 106:4 <b>affects</b> [5] - 111:20, 141:7, 141:8, 141:10 <b>afford</b> [5] - 104:20, 104:21, 120:5, 124:8, 135:11 <b>afraid</b> [3] - 95:18, 96:21, 132:15 <b>aftermath</b> [1] - 55:19 <b>afternoon</b> [1] - 45:7 <b>ag</b> [1] - 133:6 <b>age</b> [3] - 54:11, 95:25, 96:22 <b>agencies</b> [3] - 12:14, 27:7, 27:14 <b>agency</b> [2] - 14:25, 37:9 <b>agenda</b> [3] - 3:3, 61:18, 61:21 <b>agents</b> [1] - 137:18 <b>ago</b> [2] - 56:4, 90:20 <b>agreement</b> [2] - 30:21, 105:8 <b>agricultural</b>	[2] - 135:10, 141:3 <b>aid</b> [1] - 14:25 <b>ailments</b> [1] - 53:20 <b>air</b> [24] - 64:10, 66:12, 79:10, 79:11, 79:14, 96:5, 99:3, 99:5, 99:10, 99:19, 99:22, 100:14, 104:11, 109:10, 114:24, 115:5, 115:11, 116:15, 129:15, 129:16, 130:10, 136:13, 136:18, 140:23 <b>airplanes</b> [2] - 118:15, 122:12 <b>AI</b> [1] - 108:11 <b>Albany</b> [1] - 75:6 <b>alderman</b> [1] - 80:5 <b>alex</b> [1] - 114:13 <b>ALEX</b> [1] - 114:14 <b>alienate</b> [1] - 138:8 <b>Allen</b> [1] - 139:10 <b>ALLEN</b> [1] - 139:11 <b>allow</b> [7] - 23:6, 23:25, 40:6, 62:25, 129:10, 133:13, 133:14 <b>allowed</b> [2] - 23:12,	74:14 <b>almost</b> [9] - 39:5, 72:20, 78:18, 78:23, 109:11, 112:20, 112:21, 121:22, 138:17 <b>alone</b> [4] - 4:17, 53:3, 96:6, 113:18 <b>ALSO</b> [1] - 2:2 <b>alternate</b> [1] - 101:7 <b>alternative</b> <b>s</b> [1] - 138:2 <b>amazingly</b> [1] - 135:21 <b>ambitious</b> [1] - 67:23 <b>American</b> [2] - 53:7, 56:5 <b>Amish</b> [1] - 72:8 <b>amount</b> [5] - 12:4, 12:6, 99:13, 103:16, 123:5 <b>analysis</b> [10] - 24:22, 26:5, 128:22, 130:18, 130:20, 131:5, 131:10, 131:12, 131:23, 137:22 <b>analyzed</b> [1] - 106:25 <b>analyzing</b> <b>and-a-half</b> [1] - 117:20 <b>Andrew</b> [1] - 109:9 <b>animal</b> [1] - 103:5 <b>animals</b> [5] - 81:20, 98:5,	102:24, 140:23, 141:8 <b>annually</b> [3] - 129:14, 129:19, 129:24 <b>answer</b> [4] - 87:3, 106:12, 106:17, 141:20 <b>answered</b> [2] - 45:9, 106:19 <b>answering</b> [1] - 85:10 <b>answers</b> [1] - 126:6 <b>anyway</b> [1] - 101:2 <b>apartment</b> [1] - 60:2 <b>apologize</b> [1] - 43:19 <b>apple</b> [2] - 71:14, 71:17 <b>applicant</b> [8] - 4:3, 5:23, 12:19, 14:16, 17:22, 75:5, 107:5, 107:13 <b>applicants</b> [5] - 5:8, 6:15, 29:23, 33:6, 143:21 <b>applicants'</b> [2] - 6:11, 7:17 <b>application</b> [4] - 26:19, 29:20, 61:20, 74:11 <b>application</b> <b>s</b> [4] - 14:3, 26:13, 84:6, 107:25 <b>applied</b> [1] - 93:8 <b>apply</b> [1] - 131:23 <b>appreciate</b>	[8] - 8:17, 13:10, 43:22, 51:19, 85:11, 88:2, 127:16, 143:24 <b>appreciate</b> <b>s</b> [1] - 116:18 <b>apprehensi</b> <b>ve</b> [1] - 71:25 <b>approach</b> [3] - 22:18, 88:2, 127:8 <b>appropriat</b> <b>e</b> [2] - 26:17, 88:17 <b>approval</b> [2] - 10:13, 17:5 <b>approvals</b> [4] - 3:4, 10:23, 14:9, 37:7 <b>approve</b> [1] - 56:22 <b>approved</b> [3] - 58:16, 84:5, 111:17 <b>approving</b> [1] - 111:15 <b>April</b> [1] - 51:22 <b>aquifers</b> [1] - 45:24 <b>archeologi</b> <b>cal</b> [1] - 3:16, 33:25, 34:3, 34:14, 64:23, 68:25, 69:2, 69:9, 69:14, 69:18, 75:18 <b>archeology</b> [1] - 69:15 <b>area</b> [36] - 17:25, 18:24, 19:23, 20:4,	20:14, 21:10, 21:18, 23:24, 40:16, 52:20, 57:24, 76:12, 99:15, 100:22, 101:25, 106:9, 111:3, 111:15, 113:23, 116:7, 127:15, 128:22, 129:8, 130:23, 131:18, 133:9, 133:12, 133:17, 134:12, 135:20, 135:22, 135:25, 137:12, 140:7, 141:2 <b>area's</b> [1] - 69:11 <b>areas</b> [7] - 9:25, 32:11, 33:5, 78:22, 111:18, 116:2, 116:7 <b>Argus</b> [1] - 71:20 <b>arising</b> [1] - 72:2 <b>articulate</b> [1] - 100:5 <b>artifacts</b> [1] - 69:16 <b>Ashley</b> [1] - 97:6 <b>Ashley's</b> [1] - 97:5 <b>aside</b> [2] - 28:24, 98:22 <b>aspect</b> [1] - 83:15 <b>aspects</b> [1] - 4:10	<b>assertive</b> [2] - 65:9, 65:23 <b>assertiven</b> <b>ess</b> [2] - 65:14, 66:18 <b>assessmen</b> <b>t</b> [3] - 5:11, 33:11, 137:21 <b>Assessme</b> <b>nt</b> [1] - 3:7 <b>asset</b> [2] - 102:6, 102:9 <b>assigned</b> [1] - 36:8 <b>associated</b> [2] - 12:4, 36:6 <b>asthma</b> [2] - 95:24, 128:19 <b>astounding</b> [1] - 109:23 <b>astronauts</b> [1] - 120:13 <b>atmospheri</b> <b>c</b> [1] - 121:10 <b>attend</b> [1] - 78:25 <b>attending</b> [1] - 54:21 <b>attention</b> [2] - 99:4, 105:6 <b>attorney</b> [1] - 7:23 <b>Attorney</b> [1] - 2:4 <b>attorneys</b> [1] - 58:14 <b>attraction</b> [1] - 100:20 <b>Audience</b> [1] - 88:10 <b>August</b> [1] - 52:15 <b>automobile</b> <b>s</b> [1] - 24:11 <b>available</b> [6] - 10:3, 31:4, 31:8, 69:10, 90:22, 124:2 <b>avenue</b> [4] -	35:14, 44:4, 70:21, 111:7 <b>avid</b> [1] - 96:2 <b>aware</b> [1] - 116:9 <b>awareness</b> [1] - 140:20 <b>awful</b> [1] - 98:18 <b>Aye</b> [2] - 38:7, 143:11 <b>aye</b> [12] - 38:8, 38:9, 38:10, 38:11, 38:12, 38:13, 143:12, 143:13, 143:14, 143:15, 143:16, 143:17 <b>eyes</b> [1] - 95:6 <b>baby</b> [2] - 135:5, 135:6 <b>babysit</b> [1] - 53:21 <b>BACAN</b> [3] - 1:19, 38:7, 143:11 <b>backed</b> [1] - 50:22 <b>backgroun</b> <b>d</b> [3] - 35:6, 35:23, 112:12 <b>backs</b> [1] - 111:6 <b>backyard</b> [8] - 57:14, 59:7, 92:5, 93:23, 94:9, 94:10, 94:12, 98:2 <b>bad</b> [2] - 99:8, 125:22 <b>ball</b> [2] - 112:8, 114:4 <b>bank</b> [1] -
---	--	--	--	---	---	--	--

72:7 <b>bar</b> [1] - 89:13 <b>Barbara</b> [2] - 125:16, 127:10 <b>barrier</b> [2] - 50:10, 50:12 <b>barriers</b> [1] - 50:10 <b>based</b> [4] - 34:7, 35:23, 86:21, 140:18 <b>basis</b> [1] - 42:6 <b>bat</b> [7] - 33:14, 33:15, 92:21, 103:3, 103:11, 135:8, 135:12 <b>Bates</b> [1] - 72:25 <b>bats</b> [9] - 33:21, 64:14, 92:10, 92:23, 103:4, 134:19, 134:22, 134:24, 135:14 <b>Battaglia</b> [3] - 8:15, 22:5, 22:8 <b>BATTAGLI</b> <b>A</b> [3] - 22:7, 25:4, 29:14 <b>batteries</b> [4] - 120:17, 120:18, 122:17, 123:7 <b>battle</b> [1] - 73:8 <b>BAVOSO</b> [8] - 2:4, 11:18, 12:6, 12:10, 38:17, 142:12, 142:15,	142:22 <b>bay</b> [1] - 22:25 <b>bear</b> [2] - 95:5, 105:14 <b>bears</b> [1] - 71:17 <b>beautiful</b> [5] - 53:24, 92:2, 92:16, 102:3, 102:9 <b>became</b> [1] - 5:15 <b>become</b> [1] - 23:13 <b>beforehand</b> [1] - 109:2 <b>befriend</b> [1] - 98:5 <b>begging</b> [1] - 128:6 <b>behalf</b> [4] - 42:13, 78:25, 89:16, 115:22 <b>behind</b> [4] - 77:19, 93:7, 128:10, 136:3 <b>beings</b> [1] - 126:21 <b>belief</b> [1] - 64:11 <b>belong</b> [1] - 105:21 <b>belonged</b> [1] - 139:24 <b>belongs</b> [2] - 63:13, 105:20 <b>belts</b> [1] - 123:13 <b>BEN</b> [1] - 1:20 <b>benefit</b> [3] - 55:14, 82:8, 127:6 <b>benefits</b> [1] - 39:9 <b>best</b> [2] - 74:19, 104:18 <b>bet</b> [2] - 122:7,	133:2 <b>Betse</b> [1] - 74:5 <b>betse</b> [2] - 71:2, 71:6 <b>Betse's</b> [1] - 71:2 <b>better</b> [6] - 5:16, 9:2, 27:11, 114:7, 114:16, 126:9 <b>betty</b> [1] - 70:13 <b>Betty</b> [2] - 70:19, 71:5 <b>between</b> [6] - 13:25, 19:15, 30:21, 48:22, 105:8, 114:18 <b>beyond</b> [3] - 13:16, 142:21, 142:22 <b>big</b> [9] - 54:5, 55:7, 92:19, 99:22, 101:14, 103:23, 112:23, 125:13 <b>bill</b> [2] - 41:4, 58:10 <b>Bill</b> [1] - 41:6 <b>billion</b> [4] - 93:22, 94:11, 94:15, 97:12 <b>bird</b> [1] - 92:4 <b>birthday</b> [1] - 56:12 <b>bit</b> [2] - 18:11, 79:23 <b>black</b> [1] - 72:15 <b>blacktop</b> [1] - 105:22 <b>bless</b> [2] - 125:15, 137:16	<b>blocked</b> [1] - 109:7 <b>blood</b> [1] - 145:13 <b>blow</b> [1] - 41:20 <b>BOARD</b> [2] - 1:2, 1:19 <b>Board</b> [1] - 10:17 <b>board</b> [53] - 4:14, 4:15, 4:20, 5:2, 5:10, 5:12, 5:15, 5:19, 5:21, 5:25, 6:7, 6:8, 6:17, 7:2, 7:6, 7:12, 8:21, 9:4, 9:17, 9:20, 10:13, 10:19, 11:5, 11:8, 12:18, 13:23, 14:5, 15:18, 16:3, 16:14, 22:9, 25:17, 34:21, 40:5, 42:2, 48:11, 59:21, 61:21, 84:15, 85:23, 89:16, 91:11, 91:17, 98:25, 106:21, 106:23, 107:8, 109:9, 109:16, 113:16, 128:6, 138:21, 143:22 <b>boards</b> [1] - 111:13 <b>bodies</b> [1] - 141:11 <b>body</b> [4] - 93:7, 93:9, 93:20, 94:14	<b>Boeing</b> [1] - 122:12 <b>Bolivia</b> [1] - 124:20 <b>bombing</b> [1] - 93:2 <b>bones</b> [1] - 71:13 <b>border</b> [3] - 79:2, 95:9, 105:12 <b>born</b> [3] - 70:9, 70:19, 70:22 <b>boss</b> [1] - 58:11 <b>bottom</b> [3] - 19:9, 19:10, 20:24 <b>bought</b> [2] - 53:5, 101:8 <b>box</b> [1] - 126:7 <b>boxes</b> [1] - 6:4 <b>Braddock</b> [1] - 72:9 <b>Bradley</b> [1] - 71:22 <b>brake</b> [1] - 123:12 <b>branch</b> [2] - 64:3, 66:3 <b>brand</b> [1] - 99:25 <b>break</b> [2] - 40:18, 108:4 <b>breaks</b> [2] - 40:21, 90:3 <b>breathe</b> [2] - 114:24, 115:2 <b>bribery</b> [1] - 134:17 <b>brick</b> [2] - 73:14, 91:21 <b>bridges</b> [1] - 123:9 <b>brief</b> [6] - 4:4, 6:16, 8:13, 16:9, 34:24, 115:20 <b>brilliantly</b>	[1] - 138:12 <b>bring</b> [6] - 43:24, 60:17, 86:3, 110:18, 135:6, 140:7 <b>brings</b> [1] - 134:2 <b>Britain</b> [1] - 122:11 <b>brook</b> [8] - 32:14, 57:13, 57:16, 57:17, 62:15, 77:22, 101:20 <b>Brooklyn</b> [1] - 50:11 <b>brothers</b> [1] - 39:24 <b>brought</b> [3] - 56:18, 67:15, 129:18 <b>brunt</b> [1] - 105:14 <b>buffer</b> [2] - 48:4, 48:7 <b>build</b> [13] - 40:7, 47:9, 48:6, 48:20, 54:6, 57:16, 61:6, 93:15, 93:22, 93:25, 100:6, 109:15, 133:10 <b>building</b> [13] - 18:9, 21:6, 21:12, 30:18, 48:24, 56:14, 59:4, 60:3, 96:24, 119:8, 119:14, 122:12, 127:13 <b>buildings</b> [1] - 21:21	<b>built</b> [6] - 71:23, 82:2, 90:25, 94:16, 98:11, 100:21 <b>bull</b> [1] - 76:16 <b>bullet</b> [2] - 16:18, 30:7 <b>bumper</b> [1] - 128:2 <b>bunch</b> [1] - 51:7 <b>burial</b> [1] - 74:6 <b>burying</b> [2] - 71:9, 74:4 <b>bus</b> [1] - 97:8 <b>BUSINESS</b> [1] - 1:9 <b>business</b> [8] - 20:23, 21:18, 38:24, 39:25, 60:20, 61:4, 66:6, 138:6 <b>business's</b> [1] - 68:9 <b>businesses</b> [3] - 83:24, 89:9, 102:6 <b>butt</b> [1] - 54:6 <b>buy</b> [2] - 53:7, 111:3 <b>byproducts</b> [1] - 121:17 <b>C&amp;D</b> [1] - 23:3 <b>calendar</b> [1] - 9:12 <b>California</b> [3] - 119:10, 119:16, 122:5 <b>camping</b> [1] - 72:10 <b>cannot</b> [6] - 93:15, 122:16, 135:9,	135:11, 135:18, 136:17 <b>capacity</b> [5] - 23:11, 23:20, 28:7, 31:4, 31:8 <b>capitalist</b> [1] - 67:10 <b>car</b> [10] - 50:4, 50:7, 50:8, 51:13, 51:17, 60:25, 111:6, 111:9, 118:12, 122:24 <b>carbon</b> [4] - 67:19, 67:24, 125:3, 137:21 <b>carbone</b> [2] - 60:10, 60:15 <b>carcinogen</b> <b>ic</b> [1] - 130:13 <b>cardiac</b> [1] - 130:12 <b>care</b> [6] - 36:22, 43:14, 43:25, 64:17, 64:18, 107:20 <b>Carol</b> [2] - 82:25, 83:4 <b>carolyn</b> [1] - 117:10 <b>carry</b> [1] - 123:5 <b>carrying</b> [1] - 123:9 <b>cars</b> [7] - 49:18, 51:5, 51:12, 111:13, 122:9, 123:2, 123:20 <b>case</b> [1] - 47:7 <b>cases</b> [3] -
---	---	--	---	--	--	---	--

69:8, 128:25, 133:12 <b>Caskey</b> [15] - 18:6, 21:23, 45:12, 46:15, 46:25, 47:8, 47:10, 47:11, 52:15, 59:16, 73:2, 73:11, 75:10, 111:24 <b>casualty</b> [1] - 74:5 <b>catalytic</b> [1] - 123:12 <b>cattails</b> [1] - 92:4 <b>causing</b> [1] - 128:12 <b>CBM</b> [1] - 42:5 <b>cell</b> [3] - 119:9, 122:12, 122:24 <b>cells</b> [2] - 121:9, 123:11 <b>cellular</b> [1] - 96:12 <b>cement</b> [1] - 50:11 <b>center</b> [2] - 82:13, 132:7 <b>certain</b> [4] - 61:13, 81:3, 105:11, 114:20 <b>certainly</b> [3] - 13:20, 88:2, 88:24 <b>certify</b> [2] - 145:8, 145:11 <b>Cesare</b> [2] - 82:22, 84:4 <b>cetera</b> [1] - 115:5 <b>chair</b> [1] -	127:24 <b>CHAIRMAN</b> [79] - 3:2, 3:23, 7:19, 11:13, 11:23, 12:8, 13:9, 16:11, 24:25, 29:21, 37:21, 38:5, 38:10, 38:14, 38:18, 41:2, 41:21, 42:18, 42:24, 43:5, 43:20, 45:4, 46:21, 47:2, 47:11, 47:15, 47:19, 51:21, 52:9, 56:25, 57:6, 59:18, 59:20, 61:15, 61:24, 62:21, 63:4, 63:16, 68:15, 76:17, 77:7, 82:21, 83:6, 83:9, 83:13, 83:21, 84:22, 85:11, 85:19, 86:5, 86:10, 86:19, 86:25, 87:7, 87:17, 88:11, 90:7, 91:3, 105:25, 106:14, 106:20, 107:15, 114:12,	115:15, 117:9, 117:13, 125:16, 127:20, 139:9, 142:3, 142:7, 142:13, 142:18, 142:23, 143:6, 143:9, 143:14, 143:18, 143:24 <b>Chairman</b> [2] - 1:19, 16:14 <b>chairman</b> [5] - 4:13, 7:22, 34:20, 41:25, 88:19 <b>chance</b> [3] - 43:21, 65:15, 75:2 <b>change</b> [5] - 23:8, 49:22, 55:21, 94:3, 102:18 <b>changed</b> [1] - 56:16 <b>changes</b> [5] - 15:12, 15:24, 26:17, 37:5, 123:12 <b>charger</b> [1] - 123:3 <b>check</b> [1] - 3:22 <b>checked</b> [2] - 6:3, 9:4 <b>cheerleade rs</b> [1] - 97:10 <b>chemical</b> [1] - 137:14 <b>child</b> [2] - 70:9, 92:22 <b>childhood</b> [4] - 95:12, 96:16,	97:4, 97:6 <b>children</b> [7] - 120:23, 124:7, 125:14, 126:15, 126:16, 128:19, 132:22 <b>children's</b> [1] - 126:16 <b>China</b> [1] - 124:20 <b>choice</b> [2] - 55:19, 55:20 <b>choices</b> [1] - 55:8 <b>chose</b> [2] - 5:2, 74:12 <b>Chris</b> [1] - 142:4 <b>church</b> [1] - 111:25 <b>cigarettes</b> [1] - 79:12 <b>cited</b> [1] - 133:16 <b>Citing</b> [1] - 46:20 <b>citizen</b> [1] - 63:19 <b>citizens</b> [2] - 86:15, 94:23 <b>City</b> [2] - 77:10, 79:15 <b>city</b> [13] - 30:22, 35:9, 42:4, 42:14, 60:12, 80:2, 80:6, 82:7, 95:9, 101:15, 104:20, 105:9, 140:14 <b>clarificatio n</b> [2] - 13:11, 46:23 <b>clean</b> [7] - 44:7, 57:20, 66:12, 136:13, 136:14 <b>cleaned</b> [1] -	44:6 <b>clear</b> [5] - 10:18, 11:25, 33:16, 47:5, 130:9 <b>clearing</b> [1] - 33:19 <b>clearly</b> [3] - 7:8, 49:9, 116:13 <b>clerk</b> [3] - 9:4, 9:17, 9:20 <b>climate</b> [2] - 67:16, 102:18 <b>close</b> [10] - 14:6, 59:7, 59:11, 62:13, 63:21, 65:24, 79:5, 80:25, 117:3 <b>closed</b> [2] - 44:12, 108:13 <b>closely</b> [1] - 77:12 <b>closer</b> [1] - 61:6 <b>closes</b> [2] - 44:20, 44:21 <b>clouds</b> [3] - 92:17 <b>CO2</b> [5] - 104:5, 104:8, 104:11, 129:19, 129:23 <b>collaborati ve</b> [1] - 27:13 <b>collect</b> [2] - 15:6, 15:15 <b>collection</b> [1] - 15:4 <b>Colliers</b> [6] - 2:7, 2:8, 7:25, 8:4, 16:15, 29:25 <b>combat</b> [1] - 104:12	<b>combinatio n</b> [1] - 101:10 <b>combustio n</b> [1] - 123:16 <b>coming</b> [17] - 23:21, 27:12, 47:9, 49:12, 49:18, 51:9, 58:6, 64:25, 68:21, 81:5, 84:14, 89:11, 99:15, 100:7, 108:3, 132:3, 143:25 <b>comment</b> [15] - 4:8, 11:6, 11:11, 12:22, 12:24, 13:16, 13:18, 14:20, 15:4, 15:6, 75:4, 75:20, 76:14, 116:25, 142:8 <b>commenter s</b> [1] - 15:18 <b>commentin g</b> [1] - 88:10 <b>comments</b> [24] - 5:23, 6:18, 6:25, 7:6, 13:3, 14:10, 14:18, 15:7, 15:15, 15:21, 26:11, 26:22, 26:23, 37:11, 37:17, 42:8, 42:9, 42:10,	42:17, 43:2, 78:23, 139:8, 144:2 <b>commercia l</b> [2] - 17:2, 44:13 <b>commit</b> [1] - 29:17 <b>committee s</b> [1] - 64:22 <b>common</b> [1] - 102:22 <b>communic ation</b> [1] - 11:24 <b>communiti es</b> [6] - 65:20, 88:22, 89:2, 89:10, 131:15, 131:18 <b>community</b> [13] - 40:10, 40:24, 46:5, 64:25, 65:2, 65:3, 89:8, 89:20, 89:21, 126:12, 127:7, 132:18, 138:11 <b>companies</b> [1] - 114:19 <b>company</b> [23] - 39:12, 39:15, 39:20, 39:21, 40:4, 40:21, 41:12, 43:13, 43:24, 44:8, 50:2, 58:9, 58:13, 68:2, 82:17, 90:23, 110:7,	119:7, 122:7, 132:17, 134:2, 134:11, 134:16 <b>comparabl e</b> [1] - 79:15 <b>competenc e</b> [1] - 56:17 <b>compiled</b> [1] - 37:15 <b>complains</b> [1] - 50:17 <b>complete</b> [4] - 6:2, 9:23, 15:8, 95:21 <b>completely</b> [2] - 28:16, 95:11 <b>completen ess</b> [4] - 5:22, 9:7, 9:15, 9:23 <b>completion</b> [2] - 51:8, 51:10 <b>compliant</b> [1] - 25:13 <b>complicate d</b> [1] - 113:22 <b>compound</b> [1] - 130:6 <b>compound s</b> [1] - 129:22 <b>comprehen sive</b> [1] - 49:9 <b>comprehen sively</b> [1] - 15:7 <b>comprised</b> [1] - 70:11 <b>concern</b> [2] - 33:13, 80:23 <b>concerned</b> [6] - 4:11, 57:25, 63:19, 64:3, 114:2, 119:24 <b>concerns</b> [8] - 26:14,
--	--	---	---	--	--	---	---

88:4, 90:12, 114:11, 114:15, 115:12, 115:21, 116:14 <b>conclusion</b> [1] - 11:6 <b>condition</b> [1] - 35:21 <b>conditions</b> [5] - 35:4, 35:5, 35:17, 36:23, 79:18 <b>conducted</b> [3] - 10:8, 33:11, 34:4 <b>CONERO</b> [3] - 1:23, 145:6, 145:22 <b>conflict</b> [1] - 114:17 <b>congested</b> [1] - 49:11 <b>connect</b> [2] - 20:18, 100:22 <b>connected</b> [3] - 82:10, 102:4, 141:22 <b>connection</b> [1] - 20:5 <b>Conor</b> [2] - 87:19, 87:21 <b>consequen ces</b> [1] - 55:20 <b>consider</b> [5] - 40:6, 65:4, 65:22, 106:9, 127:3 <b>considerat e</b> [2] - 66:7, 141:18 <b>considered</b> [5] - 50:25, 68:6, 68:7, 68:8, 93:17 <b>consistent</b> [1] - 15:16	<b>consists</b> [1] - 20:25 <b>constituent</b> <b>s</b> [1] - 65:18 <b>constructe d</b> [1] - 32:23 <b>constructio n</b> [5] - 27:18, 46:19, 89:4, 109:2, 136:22 <b>consultant</b> [2] - 6:10, 37:13 <b>consultant s</b> [4] - 5:21, 6:8, 7:7, 10:18 <b>consultatio n</b> [1] - 34:9 <b>contact</b> [1] - 69:4 <b>contains</b> [1] - 34:25 <b>contemplat e</b> [1] - 15:11 <b>content</b> [1] - 6:5 <b>contents</b> [1] - 5:17 <b>context</b> [1] - 72:14 <b>continuatio n</b> [1] - 76:9 <b>continue</b> [3] - 116:23, 117:3, 142:21 <b>contract</b> [2] - 39:2, 39:5 <b>contractor</b> [1] - 39:7 <b>contrary</b> [1] - 15:19 <b>control</b> [2] - 26:7, 32:20 <b>controlled</b> [1] - 33:6 <b>controls</b> [1] - 48:7 <b>conversati on</b> [3] - 8:13,	64:16, 66:15 <b>conversati ons</b> [1] - 130:14 <b>convert</b> [1] - 120:7 <b>converters</b> [1] - 123:13 <b>converting</b> [2] - 119:12, 122:2 <b>convicted</b> [1] - 134:7 <b>Conway</b> [2] - 63:16, 63:17 <b>CONWAY</b> [1] - 63:18 <b>cooking</b> [1] - 118:2 <b>COPD</b> [2] - 95:24, 128:19 <b>copy</b> [1] - 9:24 <b>corner</b> [5] - 17:18, 18:20, 19:10, 20:24, 106:8 <b>corporate</b> [2] - 39:20, 41:19 <b>corporatio n</b> [2] - 66:5, 107:23 <b>corporatio ns</b> [4] - 53:2, 54:5, 66:4, 125:13 <b>correct</b> [1] - 119:3 <b>Corridor</b> [1] - 3:3 <b>corridor</b> [2] - 5:7, 36:21 <b>corridors</b> [1] - 35:11 <b>corruption</b> [6] - 94:24, 128:10, 134:6, 134:8, 134:9, 134:14	<b>cost</b> [2] - 67:13, 100:6 <b>councilma n</b> [1] - 76:2 <b>countries</b> [1] - 124:18 <b>country</b> [4] - 28:5, 109:14, 118:8, 119:16 <b>counts</b> [1] - 35:19 <b>county</b> [13] - 12:13, 44:15, 44:24, 65:21, 80:11, 80:15, 100:13, 101:9, 104:21, 113:25, 116:11, 127:15, 138:14 <b>County</b> [14] - 44:10, 70:6, 71:19, 73:18, 78:22, 86:3, 86:23, 87:22, 89:17, 100:10, 116:2, 127:25, 135:21, 137:5 <b>COUNTY</b> [1] - 1:2 <b>county's</b> [1] - 44:19 <b>couple</b> [5] - 12:13, 16:22, 17:10, 82:24, 102:20 <b>course</b> [5] - 59:2, 59:8, 94:6, 114:22, 132:3 <b>court</b> [1] - 63:21	<b>cover</b> [2] - 28:17, 28:19 <b>covered</b> [1] - 24:23 <b>COVID</b> [4] - 22:12, 35:19, 35:20, 88:25 <b>CPV</b> [20] - 74:10, 76:7, 79:10, 79:20, 93:16, 98:25, 106:4, 109:7, 109:18, 112:11, 114:4, 114:21, 128:9, 128:22, 129:17, 130:6, 130:20, 133:18, 133:22, 137:19 <b>cradle</b> [1] - 28:4 <b>cradle-to- grave</b> [1] - 28:4 <b>crazy</b> [1] - 110:24 <b>create</b> [12] - 19:14, 19:16, 21:5, 40:8, 80:13, 88:9, 88:20, 89:3, 100:14, 102:7, 102:8, 104:13 <b>created</b> [2] - 128:11, 134:9 <b>creates</b> [1] - 39:9 <b>creative</b> [1] - 23:14 <b>creativity</b> [4] - 66:20, 66:22,	66:25, 67:2 <b>credence</b> [1] - 132:25 <b>crew</b> [1] - 80:14 <b>critical</b> [9] - 133:8, 133:11, 133:17, 134:21, 135:12, 135:13, 135:15, 135:19 <b>CRM</b> [7] - 74:8, 74:13, 74:14, 74:23, 74:25, 75:25, 76:7 <b>crumbling</b> [1] - 107:21 <b>crying</b> [1] - 44:24 <b>cultivate</b> [1] - 46:5 <b>cultural</b> [9] - 33:24, 34:13, 64:23, 68:19, 69:25, 74:9, 74:20, 76:11, 115:12 <b>culture</b> [1] - 45:19 <b>cultures</b> [1] - 69:6 <b>cumulative</b> [10] - 4:23, 5:6, 30:3, 30:9, 31:5, 84:14, 130:4, 130:19, 131:5, 137:23 <b>Cuomo</b> [1] - 109:9 <b>curious</b> [1] - 77:3 <b>currency</b> [2] - 126:11, 126:13 <b>current</b> [1] -	55:4 <b>cut</b> [5] - 78:4, 134:20, 135:17, 80:14 135:19 <b>cyclical</b> [2] - 141:16 <b>daily</b> [3] - 105:18, 130:7, 132:4 <b>Daley</b> [1] - 71:20 <b>DALY</b> [4] - 2:5, 3:22, 11:21, 62:2 <b>DALY- WILKINS</b> [4] - 2:5, 3:22, 11:21, 62:2 <b>danger</b> [1] - 72:2 <b>dangerous</b> [5] - 49:11, 49:13, 49:16, 49:17, 137:8 <b>data</b> [4] - 35:18, 51:15, 69:9, 130:15 <b>date</b> [5] - 11:2, 11:6, 13:7, 142:10, 142:17 <b>Date</b> [1] - 1:15 <b>dates</b> [3] - 7:24, 16:15, 29:24 <b>DATES</b> [4] - 2:8, 16:13, 18:15, 29:24 <b>daughter</b> [2] - 52:14, 91:15 <b>Dave</b> [3] - 11:14, 12:2, 38:19	<b>David</b> [1] - 142:10 <b>DAVID</b> [1] - 2:4 <b>days</b> [4] - 9:12, 12:17, 55:24, 61:25 <b>deal</b> [2] - 32:19, 55:7 <b>dealing</b> [1] - 79:17 <b>death</b> [1] - 130:2 <b>deaths</b> [1] - 129:16 <b>debate</b> [1] - 15:18 <b>debris</b> [3] - 23:4, 27:18, 136:22 <b>DEC</b> [12] - 25:10, 26:21, 32:3, 32:9, 32:17, 46:4, 109:5, 109:6, 131:19, 133:13, 133:19, 133:23 <b>decade</b> [1] - 135:9 <b>decades</b> [1] - 93:14 <b>decide</b> [1] - 81:24 <b>decision</b> [5] - 14:25, 53:3, 98:14, 103:15, 126:20 <b>decisions</b> [7] - 94:24, 94:25, 95:10, 95:23, 96:9, 105:15, 126:19 <b>decrease</b> [2] - 63:10, 92:21 <b>deem</b> [1] -
--	---	--	---	--	---	--	---

101:11 <b>deep</b> [1] - 68:23 <b>deeper</b> [1] - 115:10 <b>deeply</b> [2] - 140:3, 140:4 <b>definition</b> [1] - 118:22 <b>degree</b> [1] - 86:6 <b>DEIS</b> [2] - 9:7, 36:19 <b>deli</b> [1] - 89:12 <b>delicate</b> [1] - 69:12 <b>deliver</b> [1] - 135:5 <b>demand</b> [3] - 31:6, 68:5, 111:10 <b>demolition</b> [1] - 27:18 <b>denied</b> [1] - 93:10 <b>dense</b> [1] - 111:17 <b>densely</b> [1] - 105:13 <b>department</b> [1] - 66:3 <b>depth</b> [1] - 4:7 <b>describe</b> [1] - 95:20 <b>described</b> [2] - 30:19, 74:5 <b>description</b> [1] - 4:4 <b>Design</b> [2] - 2:8, 2:9 <b>design</b> [2] - 16:16, 23:5 <b>designated</b> [1] - 133:8 <b>designed</b> [2] - 22:2, 25:9 <b>desk</b> [1] - 110:16 <b>destroy</b> [5] - 78:11, 81:18, 103:12, 103:24,	125:10 <b>destroyed</b> [6] - 69:24, 95:11, 95:15, 97:12, 139:3, 139:4 <b>destroying</b> [5] - 82:18, 97:4, 97:5, 123:8 <b>destruction</b> [2] - 54:9, 56:14 <b>destructive</b> [1] - 55:2 <b>details</b> [2] - 29:7, 66:19 <b>determinati on</b> [2] - 74:15, 74:19 <b>determine</b> [2] - 75:14, 86:15 <b>determined</b> [2] - 4:20, 6:25 <b>detrimental</b> [3] - 48:16, 79:6, 100:18 <b>develop</b> [2] - 112:23, 112:25 <b>developed</b> [4] - 32:5, 36:18, 83:25, 112:22 <b>developing</b> [1] - 107:9 <b>DEVELOP MENT</b> [1] - 1:5 <b>developme nt</b> [10] - 31:25, 35:24, 59:5, 69:22, 87:23, 115:21, 133:15, 136:7, 137:13 <b>developme</b>	<b>nts</b> [1] - 116:10 <b>develops</b> [1] - 77:13 <b>DeVito</b> [17] - 45:6, 45:7, 45:11, 46:22, 46:25, 47:6, 47:13, 47:17, 48:2, 51:24, 52:10, 52:11, 52:12, 52:13, 52:14, 57:2, 97:18 <b>DeVito's</b> [1] - 77:19 <b>DeVitos</b> [1] - 98:22 <b>DEWPOINT</b> [4] - 1:5, 1:7 <b>Dewpoint</b> [2] - 17:19, 18:20 <b>DGEIS</b> [2] - 3:4, 134:3 <b>DGIS</b> [11] - 9:24, 10:2, 10:21, 13:25, 14:7, 14:11, 14:14, 15:13, 15:25, 17:11, 30:2 <b>diagnosis</b> [1] - 95:24 <b>die</b> [4] - 129:14, 129:15, 132:8, 132:10 <b>diesel</b> [7] - 48:23, 99:13, 99:21, 99:23, 115:2, 123:19 <b>difference</b> [1] - 97:11	<b>different</b> [7] - 3:12, 4:10, 47:20, 62:7, 107:24, 124:4 <b>difficult</b> [1] - 96:7 <b>diligence</b> [1] - 113:12 <b>DiMase</b> [4] - 43:7, 43:9, 43:19, 43:23 <b>diMASE</b> [1] - 43:8 <b>direction</b> [1] - 23:17 <b>directly</b> [4] - 89:7, 95:4, 100:3, 102:4 <b>directors</b> [1] - 89:17 <b>dirt</b> [1] - 72:15 <b>disappeari ng</b> [1] - 23:12 <b>discharge</b> [1] - 32:14 <b>discharges</b> [2] - 3:14, 31:19 <b>disclosure</b> [1] - 24:17 <b>discovered</b> [1] - 72:11 <b>discussed</b> [2] - 13:24, 77:15 <b>disposal</b> [6] - 23:10, 27:25, 28:3, 28:10, 43:10, 122:18 <b>dissolve</b> [1] - 19:15 <b>dissolving</b> [1] - 21:4 <b>distance</b> [2] - 36:11, 105:12 <b>distinction</b> [1] - 13:25 <b>district</b> [12] - 17:2, 17:6,	17:7, 30:13, 30:14, 85:2, 85:6, 85:7, 85:9, 89:6, 133:6, 135:11 <b>disturb</b> [1] - 31:24 <b>disturbed</b> [1] - 75:14 <b>dive</b> [1] - 92:25 <b>diversity</b> [1] - 45:17 <b>doable</b> [1] - 122:6 <b>docks</b> [7] - 17:24, 18:23, 19:21, 20:13, 21:9, 21:15, 23:19 <b>document</b> [8] - 6:13, 17:11, 17:13, 30:6, 34:6, 35:3, 37:4, 69:5 <b>documents</b> [2] - 42:3, 42:6 <b>dollar</b> [4] - 93:22, 94:12, 94:15, 97:13 <b>Dolson</b> [11] - 70:7, 70:8, 70:10, 70:11, 70:16, 70:20, 70:22, 70:24, 71:7, 111:7 <b>DOLSONT OWN</b> [3] - 1:8, 1:9 <b>Dolsontow n</b> [30] - 3:3, 3:9, 5:7, 19:3, 19:8, 20:2, 20:9,	20:16, 21:7, 21:21, 30:15, 30:16, 31:12, 31:15, 31:17, 33:2, 35:13, 35:14, 49:10, 50:13, 50:18, 51:6, 73:3, 73:13, 77:2, 85:3, 90:10, 108:8, 117:4, 132:6 <b>Dom</b> [2] - 22:15, 85:15 <b>DOM</b> [1] - 1:10 <b>DOMBAL</b> [3] - 1:20, 38:9, 143:13 <b>done</b> [10] - 37:6, 48:4, 49:3, 51:2, 52:19, 64:21, 108:14, 125:5, 138:4, 143:19 <b>Donna</b> [2] - 90:7, 90:9 <b>doorstep</b> [1] - 99:2 <b>dot</b> [2] - 45:13, 46:14 <b>DOT</b> [3] - 35:18, 36:2, 37:8 <b>double</b> [2] - 22:25, 24:4 <b>doubt</b> [1] - 132:10 <b>down</b> [17] - 6:22, 44:14, 45:8, 45:17, 49:19,	54:13, 62:18, 76:25, 78:4, 85:3, 92:24, 107:4, 108:6, 109:10, 113:8, 122:21, 122:22 <b>dozens</b> [3] - 128:24 <b>DR</b> [1] - 2:7 <b>draft</b> [5] - 3:6, 5:17, 5:19, 5:24, 7:5 <b>dramatic</b> [1] - 129:7 <b>drawings</b> [1] - 29:17 <b>dream</b> [2] - 53:7, 56:5 <b>dreams</b> [1] - 53:6 <b>drinking</b> [1] - 120:13 <b>Driscoll</b> [1] - 50:17 <b>DRISCOLL</b> [7] - 1:20, 29:11, 38:4, 38:11, 89:25, 90:6, 143:15 <b>drive</b> [5] - 60:15, 117:19, 118:11, 136:16, 137:9 <b>driveway</b> [1] - 21:22 <b>driving</b> [2] - 41:9, 51:12 <b>drop</b> [2] - 23:24, 110:14 <b>dropped</b> [1] - 114:3 <b>dropping</b> [2] - 24:2, 112:8 <b>drowned</b> [2] - 72:14, 72:22	<b>dry</b> [1] - 71:10 <b>due</b> [2] - 113:11, 129:16 <b>dug</b> [1] - 70:2 <b>dump</b> [12] - 60:2, 60:6, 62:13, 80:24, 82:3, 85:15, 102:16, 108:11, 110:12, 112:13, 115:5, 133:4 <b>dumped</b> [1] - 108:15 <b>dumps</b> [3] - 59:6, 80:15, 80:25 <b>during</b> [9] - 12:25, 14:19, 25:23, 30:5, 35:20, 51:3, 76:6, 96:3, 109:2 <b>dust</b> [1] - 137:2 <b>dying</b> [2] - 52:4, 92:9 <b>e-mail</b> [1] - 51:22 <b>e-mailed</b> [2] - 81:13, 81:14 <b>eager</b> [2] - 70:5, 71:4 <b>Eager</b> [2] - 70:7, 71:18 <b>Eared</b> [1] - 33:15 <b>earliest</b> [2] - 73:6, 101:24 <b>early</b> [6] - 27:6, 44:20, 69:11, 70:14, 73:5, 80:25
--	---	---	--	--	---	---	---





120:20 <b>fair</b> [1] - 135:24 <b>fairly</b> [1] - 25:25 <b>faith</b> [1] - 109:6 <b>familiar</b> [2] - 25:24, 27:21 <b>families</b> [5] - 46:6, 56:15, 116:12, 129:11, 129:12 <b>family</b> [18] - 39:24, 41:12, 41:13, 43:13, 53:6, 53:8, 53:11, 54:17, 55:8, 60:20, 66:6, 70:9, 70:16, 81:21, 97:18, 107:22, 111:16, 132:17 <b>family-</b> <b>owned</b> [1] - 132:17 <b>far</b> [9] - 12:4, 14:6, 26:23, 48:5, 62:9, 114:2, 133:3, 137:24, 142:24 <b>farm</b> [3] - 71:6, 72:7, 72:9 <b>farmers</b> [1] - 135:14 <b>father</b> [5] - 56:3, 91:22, 93:6, 94:14, 133:9 <b>fauna</b> [1] - 92:2 <b>favor</b> [2] - 38:6, 143:10	<b>fear</b> [3] - 54:23, 56:8, 96:11 <b>federal</b> [1] - 100:8 <b>federally</b> [3] - 93:12, 97:2, 101:17 <b>feedback</b> [1] - 106:23 <b>feet</b> [9] - 18:23, 21:8, 21:14, 31:15, 40:23, 46:11, 93:21, 108:7, 115:4 <b>FEIS</b> [1] - 16:3 <b>felt</b> [1] - 99:10 <b>female</b> [2] - 70:23, 70:25 <b>fence</b> [1] - 62:6 <b>festival</b> [2] - 140:16, 140:17 <b>few</b> [10] - 8:11, 16:18, 30:7, 53:19, 55:6, 56:3, 70:15, 77:23, 93:20, 118:25 <b>fiber</b> [1] - 27:18 <b>fibers</b> [1] - 23:3 <b>fight</b> [1] - 136:4 <b>fighting</b> [1] - 54:19 <b>figure</b> [2] - 64:15, 78:5 <b>figured</b> [1] - 93:19 <b>filled</b> [1] - 122:24 <b>film</b> [2] -	140:15, 140:16 <b>final</b> [4] - 7:3, 15:9, 79:19, 107:9 <b>finally</b> [1] - 56:7 <b>findings</b> [2] - 34:8, 129:4 <b>fine</b> [2] - 42:19, 60:3 <b>finish</b> [1] - 141:18 <b>Finn</b> [2] - 57:3, 62:22 <b>FINN</b> [7] - 57:4, 57:8, 59:14, 59:19, 59:22, 61:23, 62:3 <b>fire</b> [2] - 47:8, 90:19 <b>fireflies</b> [2] - 92:14, 92:18 <b>firm</b> [1] - 89:21 <b>first</b> [8] - 11:19, 14:4, 53:5, 63:25, 70:9, 103:11, 110:10, 119:14 <b>firsthand</b> [2] - 71:5, 140:6 <b>fit</b> [1] - 45:21 <b>five</b> [8] - 3:8, 3:11, 4:15, 4:16, 5:4, 70:23, 110:13, 123:14 <b>fixes</b> [1] - 50:8 <b>flag</b> [1] - 136:3 <b>floating</b> [1] - 62:17 <b>floodplains</b> [1] - 45:25	<b>flow</b> [2] - 48:25, 49:3 <b>fly</b> [1] - 91:12 <b>focused</b> [2] - 35:12, 66:13 <b>folks</b> [4] - 6:23, 116:6, 116:14, 116:19 <b>follow</b> [1] - 77:15 <b>followed</b> [1] - 56:4 <b>foot</b> [6] - 17:23, 19:20, 20:12, 22:21, 25:5, 25:6 <b>footage</b> [1] - 25:2 <b>footprint</b> [2] - 125:3, 137:21 <b>force</b> [1] - 76:24 <b>forced</b> [4] - 91:12, 95:17, 96:18, 128:17 <b>forcing</b> [1] - 128:11 <b>foreseeabl</b> <b>e</b> [1] - 131:7 <b>forever</b> [3] - 56:16, 69:24, 120:8 <b>forgotten</b> [1] - 133:24 <b>form</b> [1] - 5:11 <b>formal</b> [1] - 11:8 <b>former</b> [1] - 129:3 <b>forms</b> [1] - 64:18 <b>forth</b> [4] - 15:17, 15:20, 48:24, 145:9 <b>forthcomin</b>	<b>g</b> [1] - 42:11 <b>forum</b> [1] - 15:2 <b>forward</b> [6] - 14:3, 24:24, 54:25, 117:5, 126:22, 141:25 <b>foster</b> [1] - 40:13 <b>four</b> [7] - 45:20, 46:9, 48:20, 111:4, 113:10, 113:13, 122:25 <b>fourth</b> [1] - 33:24 <b>Francis</b> [1] - 1:24 <b>Frederick</b> [2] - 38:20, 38:22 <b>free</b> [3] - 110:12, 110:14, 118:12 <b>fresh</b> [1] - 75:15 <b>friend</b> [2] - 97:5, 98:21 <b>front</b> [3] - 22:9, 26:20, 116:20 <b>fruition</b> [1] - 49:15 <b>fuel</b> [9] - 118:2, 118:9, 118:11, 119:9, 121:9, 122:12, 122:24, 123:10, 123:19 <b>Fuentes</b> [1] - 115:17 <b>FUENTES</b> [1] - 115:18 <b>full</b> [5] - 17:11, 24:17,	89:4, 120:15, 131:22 <b>full-time</b> [1] - 89:4 <b>fully</b> [2] - 8:23, 10:24 <b>fundament</b> <b>al</b> [1] - 69:14 <b>funding</b> [1] - 100:11 <b>funds</b> [2] - 100:7, 110:9 <b>furthermor</b> <b>e</b> [1] - 92:22 <b>future</b> [6] - 24:18, 27:2, 35:4, 42:11, 96:14, 131:7 <b>gallon</b> [1] - 120:2 <b>gallons</b> [6] - 30:23, 30:25, 31:3, 31:6, 121:12, 121:13 <b>garage</b> [1] - 133:15 <b>garbage</b> [15] - 44:15, 44:18, 57:17, 78:13, 82:5, 86:3, 90:23, 97:15, 102:16, 105:16, 108:8, 110:12, 112:12, 115:4, 124:15 <b>gas</b> [5] - 60:4, 113:7, 118:2, 122:4 <b>gasoline</b> [1] - 123:19 <b>gasping</b> [1] - 96:5 <b>gated</b> [2] -	18:5, 21:22 <b>gates</b> [1] - 72:25 <b>gather</b> [1] - 107:11 <b>gathered</b> [1] - 67:5 <b>GDBP</b> [1] - 1:6 <b>GEIS</b> [1] - 34:24 <b>general</b> [4] - 6:18, 29:10, 72:17, 72:24 <b>generally</b> [1] - 29:5 <b>generate</b> [1] - 7:3 <b>generated</b> [1] - 16:7 <b>generation</b> [1] - 36:5 <b>generators</b> [1] - 121:10 <b>generic</b> [3] - 5:3, 6:19, 83:20 <b>gentleman</b> [4] - 50:16, 50:23, 51:11, 64:8 <b>gentlemen</b> [3] - 59:18, 88:12, 115:19 <b>geometry</b> [1] - 36:11 <b>George</b> [3] - 105:25, 125:17, 127:10 <b>GEORGE</b> [8] - 106:3, 106:16, 107:14, 107:17, 109:22, 110:21, 113:4, 125:18 <b>Germany</b> [2] - 91:7, 91:9 <b>given</b> [2] - 132:11, 132:12	<b>glacium</b> [1] - 72:18 <b>glad</b> [3] - 22:13, 79:25, 108:3 <b>global</b> [1] - 104:10 <b>goal</b> [1] - 12:21 <b>goals</b> [1] - 67:23 <b>God</b> [2] - 125:15, 137:16 <b>Google</b> [1] - 60:19 <b>Goshen</b> [10] - 52:16, 60:7, 60:13, 60:16, 72:21, 73:9, 73:22, 127:12, 127:13 <b>governmen</b> <b>t</b> [1] - 87:25 <b>grace</b> [1] - 111:25 <b>Gradzki</b> [1] - 76:19 <b>GRADZKI</b> [1] - 76:20 <b>grams</b> [1] - 119:13 <b>grand</b> [2] - 53:21, 120:24 <b>grandchild</b> <b>ren</b> [5] - 53:11, 120:23, 124:7, 125:14, 132:23 <b>grant</b> [2] - 100:8, 100:9 <b>grave</b> [1] - 28:4 <b>graves</b> [1] - 71:11 <b>GREALY</b> [2] - 2:7, 34:19 <b>Grealy</b> [4] - 8:2, 34:17, 34:22,
---	---	---	---	--	--	---	---

37:22 <b>great</b> [9] - 58:11, 58:15, 60:20, 65:5, 75:9, 85:22, 122:11, 125:24, 125:25 <b>greater</b> [1] - 31:24 <b>greatly</b> [2] - 79:8, 82:8 <b>greed</b> [1] - 94:24 <b>green</b> [1] - 136:15 <b>grew</b> [4] - 91:21, 97:7, 111:23, 127:12 <b>grid</b> [1] - 117:25 <b>grief</b> [1] - 98:18 <b>grieves</b> [2] - 98:18, 98:19 <b>grill</b> [1] - 89:13 <b>ground</b> [5] - 69:20, 71:10, 74:4, 74:6, 104:9 <b>grounds</b> [1] - 72:11 <b>groundwat er</b> [1] - 141:6 <b>group</b> [1] - 90:2 <b>groups</b> [4] - 64:23, 64:24, 66:17, 68:3 <b>grow</b> [2] - 23:6, 98:4 <b>growing</b> [1] - 39:14 <b>growth</b> [6] - 35:7, 35:23, 39:16, 40:14, 40:24, 89:22	<b>guardhous e</b> [2] - 71:24, 72:4 <b>guess</b> [2] - 67:17, 112:8 <b>guide</b> [1] - 49:22 <b>guy</b> [7] - 51:16, 51:18, 58:11, 59:6, 81:5, 111:21, 137:6 <b>guys</b> [14] - 22:12, 40:2, 45:14, 45:23, 58:7, 58:15, 62:19, 79:11, 103:14, 117:21, 125:21, 125:22, 127:23, 138:4 <b>habitat</b> [2] - 33:10, 135:13 <b>habitats</b> [1] - 134:22 <b>half</b> [1] - 117:20 <b>Hall</b> [1] - 1:16 <b>Hampton</b> [2] - 41:7, 58:10 <b>hand</b> [5] - 17:18, 18:20, 19:9, 20:24, 145:17 <b>handing</b> [1] - 38:17 <b>handle</b> [1] - 23:21 <b>handled</b> [1] - 31:10 <b>hands</b> [3] - 40:2, 98:11, 98:24 <b>hands-on</b>	[1] - 40:2 <b>Hanna</b> [2] - 2:7, 134:4 <b>hard</b> [8] - 46:12, 53:10, 54:3, 55:24, 56:6, 77:15, 97:23, 108:23 <b>hardly</b> [1] - 18:12 <b>harm</b> [1] - 116:11 <b>hate</b> [1] - 124:18 <b>Hauser</b> [1] - 2:5 <b>head</b> [4] - 66:2, 74:16, 76:3 <b>heal</b> [1] - 121:15 <b>health</b> [19] - 39:9, 48:17, 48:22, 53:20, 56:13, 68:8, 68:9, 68:10, 68:12, 79:7, 79:8, 96:10, 128:13, 128:21, 130:10, 130:18, 130:19, 139:23 <b>healthy</b> [2] - 79:13, 141:10 <b>hear</b> [11] - 4:8, 6:17, 12:12, 18:13, 27:2, 57:21, 58:3, 66:19, 66:21, 66:24, 116:17 <b>heard</b> [6] - 40:15, 40:17,	40:21, 43:15, 88:5, 110:8 <b>hearing</b> [32] - 3:18, 8:19, 8:21, 8:22, 9:6, 9:13, 9:14, 9:22, 10:6, 10:7, 10:14, 10:15, 10:20, 10:21, 11:2, 11:9, 12:10, 12:16, 12:17, 12:21, 13:6, 13:8, 13:25, 14:6, 14:24, 37:25, 51:8, 61:17, 88:3, 114:11, 132:16, 142:16 <b>Hearing</b> [1] - 1:3 <b>hearings</b> [3] - 10:9, 14:2, 14:14 <b>heart</b> [2] - 52:23, 98:12 <b>hearts</b> [2] - 128:16, 129:9 <b>heating</b> [1] - 118:2 <b>heavily</b> [1] - 28:13 <b>heavy</b> [3] - 54:10, 55:4, 120:16 <b>Heidenreic h</b> [2] - 41:4, 41:6 <b>HEIDENREI CH</b> [1] - 41:5 <b>held</b> [2] - 5:12, 10:8 <b>hello</b> [2] -	106:3, 139:11 <b>help</b> [4] - 44:23, 69:5, 78:5, 121:2 <b>helpful</b> [1] - 7:15 <b>helps</b> [1] - 112:21 <b>Hemdue</b> [1] - 72:9 <b>her's</b> [1] - 97:14 <b>Herald</b> [1] - 9:8 <b>hereby</b> [1] - 145:8 <b>hereinbefo re</b> [1] - 145:9 <b>hereunto</b> [1] - 145:16 <b>heritage</b> [11] - 57:23, 73:13, 82:5, 82:11, 100:2, 100:16, 102:4, 112:14, 116:16, 135:22, 135:24 <b>hi</b> [3] - 91:5, 117:16, 125:18 <b>Hi</b> [1] - 77:9 <b>hibernatio n</b> [1] - 78:7 <b>high</b> [1] - 72:16 <b>Highland</b> [1] - 44:4 <b>highly</b> [2] - 136:20, 136:21 <b>hiker</b> [1] - 96:2 <b>hiking</b> [2] - 96:6, 100:24 <b>hill</b> [2] - 78:21, 83:5 <b>Hill</b> [1] - 1:17 <b>Hines</b> [1] - 37:12 <b>HINES</b> [8] -	2:4, 4:13, 42:22, 84:4, 84:8, 84:20, 85:5, 107:2 <b>hire</b> [1] - 80:13 <b>hired</b> [2] - 6:8, 42:4 <b>historian</b> [4] - 74:15, 75:3, 75:21, 111:21 <b>historic</b> [8] - 33:24, 34:5, 34:10, 34:13, 68:22, 68:25, 69:4, 69:6 <b>historical</b> [8] - 3:15, 35:17, 64:20, 64:22, 101:12, 102:3, 102:14, 115:12 <b>historically</b> [1] - 34:2 <b>history</b> [9] - 70:6, 71:18, 75:7, 77:17, 96:23, 96:24, 133:20, 135:24, 138:25 <b>hit</b> [1] - 139:19 <b>hold</b> [2] - 54:20, 69:2 <b>holds</b> [1] - 78:12 <b>holistic</b> [1] - 127:8 <b>home</b> [16] - 50:18, 50:19, 54:7, 54:19, 81:21, 92:13,	95:12, 96:3, 96:14, 96:16, 97:4, 97:6, 97:12, 97:17, 97:19, 101:18 <b>homeowne r</b> [1] - 54:21 <b>homeowne rs</b> [1] - 131:16 <b>homes</b> [7] - 63:12, 82:19, 95:15, 111:16, 118:6, 128:12, 128:18 <b>hometown</b> [1] - 89:12 <b>honest</b> [1] - 108:2 <b>honorable</b> [1] - 41:25 <b>hook</b> [1] - 18:7 <b>hope</b> [5] - 12:23, 14:21, 114:4, 115:24, 128:8 <b>hopefully</b> [1] - 47:24 <b>horrendou s</b> [1] - 99:3 <b>horrible</b> [2] - 108:15, 110:4 <b>horse</b> [1] - 76:3 <b>horse's</b> [1] - 76:3 <b>hoses</b> [1] - 123:14 <b>host</b> [1] - 8:22 <b>hotspots</b> [1] - 32:10 <b>Hough</b> [1] - 134:6 <b>hour</b> [2] - 44:16, 103:20 <b>hours</b> [4] - 48:8,	80:11, 117:20, 138:14 <b>house</b> [26] - 46:11, 52:21, 53:5, 53:8, 53:25, 54:14, 60:21, 60:22, 61:7, 70:20, 70:22, 70:24, 73:2, 73:3, 73:4, 73:12, 73:14, 77:20, 91:22, 93:8, 97:9, 101:23, 110:25, 112:2, 112:4, 117:24 <b>houses</b> [2] - 55:6, 111:2 <b>Hudson</b> [2] - 101:21, 140:18 <b>human</b> [3] - 69:7, 103:12, 126:21 <b>humanity</b> [1] - 56:20 <b>humans</b> [1] - 69:17 <b>hundred</b> [1] - 120:10 <b>hurting</b> [1] - 119:5 <b>hydrocarb ons</b> [1] - 129:21 <b>hydroelectr ic</b> [1] - 120:6 <b>hydrogen</b> [19] - 117:24, 118:6, 118:7, 118:16, 119:8, 119:13, 119:15,
---	---	--	--	---	---	---	--

120:7, 120:11, 120:15, 121:9, 121:13, 121:21, 122:4, 122:25, 123:6, 123:18, 124:13 <b>Hyzon</b> [1] - 119:8 <b>IDA</b> [2] - 40:20, 74:10 <b>idea</b> [3] - 27:15, 82:17, 122:15 <b>identical</b> [1] - 16:23 <b>identified</b> [4] - 17:18, 34:2, 36:17, 36:25 <b>II</b> [1] - 1:19 <b>illnesses</b> [3] - 129:8, 130:11, 130:12 <b>imagine</b> [4] - 53:22, 55:7, 98:12, 99:6 <b>immoral</b> [1] - 78:15 <b>impact</b> [33] - 4:19, 4:25, 5:3, 5:18, 5:20, 5:24, 6:19, 7:3, 7:5, 15:10, 26:5, 33:13, 33:23, 34:12, 34:23, 48:16, 55:17, 60:24, 65:11, 65:12, 67:21, 74:16, 74:20, 83:13, 83:22,	84:13, 107:10, 114:23, 114:24, 130:18, 130:19, 138:17 <b>impacted</b> [3] - 28:20, 79:9, 131:17 <b>impacts</b> [21] - 4:23, 5:6, 24:21, 25:14, 25:18, 25:19, 25:21, 28:22, 28:23, 29:2, 65:18, 65:19, 65:20, 65:21, 66:8, 128:9, 128:13, 130:4, 130:5, 130:11, 131:5 <b>impaired</b> [2] - 32:15, 101:19 <b>impervious</b> [2] - 32:25, 33:4 <b>implement</b> [2] - 32:21, 125:9 <b>implementi</b> <b>ng</b> [1] - 33:3 <b>implicated</b> [1] - 134:5 <b>important</b> [10] - 40:19, 65:22, 69:2, 69:12, 75:17, 76:12, 105:17, 116:21, 117:19, 127:14 <b>importantly</b> [1] - 78:8	<b>impossible</b> [3] - 50:6, 93:24, 134:15 <b>impression</b> [1] - 13:12 <b>imprint</b> [2] - 67:24, 67:25 <b>improveme</b> <b>nts</b> [4] - 27:12, 36:17, 36:20, 37:2 <b>IN</b> [1] - 145:16 <b>in-depth</b> [1] - 4:7 <b>inbound</b> [1] - 24:5 <b>inch</b> [1] - 112:25 <b>include</b> [2] - 36:19 <b>included</b> [6] - 23:23, 26:3, 30:10, 83:12, 83:19, 95:18 <b>includes</b> [6] - 10:20, 32:7, 34:5, 35:6, 131:6, 141:23 <b>including</b> [6] - 32:9, 53:10, 88:23, 114:21, 119:17, 129:20 <b>incorporat</b> <b>ed</b> [3] - 24:16, 24:21, 29:8 <b>increase</b> [4] - 33:4, 92:19, 99:16, 129:7 <b>incredible</b> [1] - 135:25 <b>incursions</b> [1] - 72:2	<b>independe</b> <b>nt</b> [2] - 6:9, 121:7 <b>indescriba</b> <b>bly</b> [2] - 92:15, 98:17 <b>Indian</b> [2] - 71:7, 72:6 <b>Indiana</b> [1] - 33:14 <b>Indians</b> [1] - 71:14 <b>indicated</b> [3] - 8:7, 27:6, 37:12 <b>indigenous</b> [3] - 73:16, 73:24, 101:24 <b>individual</b> [4] - 14:9, 14:11, 20:22, 32:6 <b>industrial</b> [3] - 60:11, 60:15, 102:15 <b>industrializ</b> <b>ation</b> [1] - 79:19 <b>influence</b> [1] - 133:23 <b>inform</b> [1] - 63:25 <b>informatio</b> <b>n</b> [13] - 17:8, 17:14, 27:5, 29:19, 35:2, 67:4, 67:5, 69:3, 69:10, 69:16, 69:24, 126:2, 126:25 <b>informed</b> [3] - 8:25, 15:23, 75:8 <b>informing</b> [1] - 65:10 <b>infrastruct</b> <b>ure</b> [6] - 3:13, 30:11, 45:18,	119:10, 121:23, 123:23 <b>initial</b> [3] - 22:18, 42:9, 42:16 <b>initiative</b> [1] - 27:22 <b>injustices</b> [1] - 128:11 <b>input</b> [2] - 5:14, 8:25 <b>inputs</b> [1] - 27:10 <b>insanity</b> [2] - 118:22, 118:23 <b>insect</b> [1] - 92:19 <b>inside</b> [1] - 87:10 <b>insight</b> [1] - 75:20 <b>inspection</b> <b>s</b> [1] - 32:20 <b>instead</b> [6] - 92:11, 97:3, 97:11, 111:15, 112:20, 124:18 <b>institute</b> [1] - 36:2 <b>intelligenc</b> <b>e</b> [2] - 67:3 <b>intend</b> [1] - 15:5 <b>intends</b> [1] - 10:19 <b>intent</b> [2] - 12:15, 15:14 <b>interaction</b> [1] - 69:7 <b>interest</b> [2] - 58:10, 114:18 <b>interested</b> [1] - 145:14 <b>interesting</b> [2] - 22:13, 94:13 <b>interferenc</b> <b>e</b> [1] - 49:7 <b>intermunic</b> <b>pal</b> [1] - 30:21	<b>internal</b> [1] - 123:15 <b>intersectio</b> <b>n</b> [1] - 49:13 <b>intersectio</b> <b>ns</b> [3] - 35:15, 36:9, 49:11 <b>interview</b> [1] - 71:5 <b>intimate</b> [2] - 75:21, 75:23 <b>invested</b> [1] - 100:12 <b>investigati</b> <b>on</b> [2] - 30:3, 34:4 <b>investigati</b> <b>ons</b> [2] - 30:10, 34:9 <b>invoke</b> [1] - 76:4 <b>involved</b> [3] - 37:8, 114:20, 117:7 <b>irrelevant</b> [1] - 94:20 <b>irresponsib</b> <b>le</b> [2] - 78:15, 104:2 <b>ISAAC</b> [1] - 2:9 <b>Isaac</b> [1] - 8:4 <b>island</b> [1] - 70:10 <b>issue</b> [2] - 41:16, 84:9 <b>issues</b> [4] - 12:3, 41:13, 55:23, 116:5 <b>item</b> [3] - 31:18, 33:7, 34:15 <b>items</b> [2] - 13:5, 16:22 <b>itself</b> [2] - 96:23, 102:5	<b>IWS</b> [1] - 44:20 <b>jacob</b> [1] - 41:23 <b>Jados</b> [2] - 90:7, 90:9 <b>JADOS</b> [1] - 90:8 <b>JAMES</b> [1] - 1:20 <b>James</b> [4] - 70:20, 70:22, 70:24, 115:23 <b>Japan</b> [1] - 122:10 <b>jean</b> [1] - 91:14 <b>Jen</b> [1] - 129:3 <b>jersey</b> [2] - 50:9, 50:10 <b>Jersey</b> [3] - 117:20, 119:18, 127:12 <b>Jervis</b> [2] - 44:13, 73:9 <b>Jim</b> [1] - 38:6 <b>job</b> [5] - 39:15, 58:8, 58:25, 59:24, 125:4 <b>jobs</b> [18] - 39:10, 39:16, 39:17, 40:8, 40:9, 40:15, 40:23, 67:10, 80:13, 80:15, 88:9, 88:20, 89:2, 89:4, 89:5, 102:7, 123:12, 138:19 <b>JOHN</b> [4] - 1:19, 1:21, 1:21, 1:22 <b>John</b> [5] -	8:15, 22:4, 22:8, 38:5, 71:22 <b>joined</b> [1] - 8:2 <b>Joseph</b> [1] - 57:3 <b>July</b> [4] - 11:19, 14:5, 142:10, 142:12 <b>June</b> [6] - 1:15, 10:24, 11:7, 11:16, 71:21, 145:17 <b>junkyard</b> [1] - 93:7 <b>justice</b> [8] - 64:4, 66:2, 66:16, 68:3, 131:14, 131:18, 131:20, 131:22 <b>justify</b> [1] - 54:25 <b>Justin</b> [7] - 7:24, 8:13, 16:9, 16:12, 16:15, 29:24, 34:19 <b>JUSTIN</b> [1] - 2:8 <b>KAM</b> [1] - 1:11 <b>Kam</b> [2] - 22:16, 85:15 <b>keep</b> [6] - 80:15, 115:19, 117:3, 118:20, 124:3, 132:16 <b>keeps</b> [1] - 50:12 <b>kids</b> [2] - 53:21, 120:24 <b>kills</b> [1] - 98:20 <b>kilter</b> [1] -
--	--	--	---	--	--	--	---

81:9 <b>kind</b> [13] - 23:11, 27:9, 27:13, 27:15, 29:5, 61:12, 64:16, 90:21, 108:22, 109:8, 112:18, 114:3, 133:23 <b>knowing</b> [3] - 96:14, 96:15, 98:9 <b>knowledge</b> [4] - 75:22, 75:23, 83:22, 102:23 <b>known</b> [4] - 39:6, 89:19, 92:13, 120:20 <b>Kyle</b> [1] - 63:16 <b>LA</b> [1] - 79:16 <b>Laborers</b> [1] - 38:24 <b>lack</b> [1] - 5:16 <b>ladies</b> [1] - 88:11 <b>lake</b> [1] - 72:15 <b>land</b> [23] - 31:24, 54:9, 55:3, 71:10, 72:14, 81:19, 93:11, 93:13, 93:25, 94:3, 94:17, 94:20, 100:3, 100:12, 101:7, 101:8, 101:10, 101:11, 101:14,	101:15, 104:15, 112:24, 140:23 <b>landfills</b> [4] - 122:2, 122:3, 122:16, 122:19 <b>lands</b> [1] - 72:23 <b>landscapin g</b> [1] - 26:4 <b>Lane</b> [11] - 18:6, 45:12, 46:15, 46:25, 47:8, 47:10, 47:12, 52:15, 59:16, 73:2, 73:11 <b>lane</b> [3] - 21:23, 49:24, 50:5 <b>lanes</b> [6] - 36:13, 36:24, 49:24, 111:4, 113:10, 113:13 <b>large</b> [2] - 71:17, 104:3 <b>last</b> [20] - 20:23, 34:15, 49:2, 50:24, 56:21, 79:23, 85:25, 92:11, 92:12, 99:17, 101:14, 102:17, 104:4, 112:17, 120:12, 122:17, 128:23, 135:9, 135:23, 142:8	<b>lastly</b> [2] - 48:25, 50:21 <b>late</b> [4] - 44:19, 53:23, 54:11, 63:3 <b>law</b> [9] - 13:18, 56:6, 74:8, 74:9, 74:13, 74:14, 75:25, 94:19 <b>lawnmowe rs</b> [1] - 118:14 <b>layout</b> [1] - 132:11 <b>leaching</b> [1] - 108:16 <b>lead</b> [1] - 67:16 <b>leadership</b> [2] - 55:16, 56:18 <b>learn</b> [3] - 47:24, 102:19, 116:5 <b>learned</b> [1] - 70:5 <b>least</b> [5] - 9:11, 12:13, 110:5, 110:10, 138:16 <b>leave</b> [6] - 12:15, 54:17, 54:18, 56:21, 87:4, 120:25 <b>leaving</b> [3] - 14:8, 31:3, 94:22 <b>left</b> [13] - 17:17, 19:9, 19:10, 51:7, 75:9, 81:23, 96:4, 96:16, 103:6, 103:17,	112:18, 137:12, 142:6 <b>left-hand</b> [1] - 19:9 <b>legacy</b> [1] - 138:25 <b>legislature</b> [1] - 80:5 <b>Lenapes</b> [2] - 73:18, 73:24 <b>less</b> [2] - 31:6, 49:17 <b>letter</b> [2] - 61:12, 62:5 <b>letters</b> [3] - 34:11, 61:11, 62:7 <b>level</b> [3] - 39:14, 67:3, 96:12 <b>Lexus</b> [1] - 70:21 <b>lie</b> [2] - 64:12 <b>lies</b> [1] - 69:15 <b>lieu</b> [1] - 82:19 <b>life</b> [10] - 52:4, 52:7, 54:12, 54:24, 64:18, 92:15, 97:20, 120:9, 137:9, 139:4 <b>lift</b> [1] - 140:9 <b>light</b> [4] - 26:7, 29:4, 49:22, 97:25 <b>lighting</b> [1] - 25:12 <b>likely</b> [1] - 11:20 <b>likewise</b> [1] - 9:13 <b>limit</b> [2] - 33:18, 86:6 <b>limited</b> [1] -	86:7 <b>limits</b> [2] - 85:2, 85:4 <b>Linda</b> [1] - 62:23 <b>line</b> [1] - 48:6 <b>lines</b> [3] - 19:15, 21:5, 44:16 <b>liquid</b> [1] - 77:25 <b>list</b> [3] - 9:16, 32:16, 78:23 <b>listed</b> [1] - 87:10 <b>listen</b> [3] - 67:6, 83:16, 126:23 <b>listened</b> [1] - 126:25 <b>listening</b> [3] - 64:5, 116:23, 119:4 <b>lists</b> [1] - 51:23 <b>literally</b> [3] - 91:8, 92:16, 93:14 <b>Lithium</b> [2] - 122:20, 124:20 <b>livability</b> [1] - 63:11 <b>live</b> [37] - 40:12, 41:6, 45:11, 47:18, 48:19, 52:15, 54:18, 55:22, 57:11, 59:15, 59:25, 60:6, 61:12, 63:19, 63:20, 79:5, 79:13, 90:9, 96:11,	96:14, 96:15, 102:21, 106:4, 124:8, 126:14, 126:16, 129:11, 130:3, 131:24, 132:2, 132:20, 132:21, 133:2, 133:3, 133:4, 136:9, 140:13 <b>lived</b> [11] - 41:7, 46:7, 56:23, 69:17, 70:14, 71:2, 97:17, 97:19, 99:17, 109:11, 139:16 <b>lives</b> [11] - 55:15, 55:17, 55:21, 55:22, 56:15, 63:13, 65:12, 78:10, 105:18, 125:11, 141:11 <b>living</b> [7] - 52:3, 59:10, 59:11, 72:3, 95:21, 96:3, 111:19 <b>LLC</b> [5] - 1:6, 1:7, 1:8, 1:9, 1:11 <b>LLCs</b> [1] - 107:24 <b>LLP</b> [1] - 2:7 <b>loaded</b> [1] - 28:18 <b>loading</b> [7] - 17:24,	18:23, 19:20, 20:13, 21:9, 21:15, 32:11 <b>local</b> [22] - 32:3, 38:24, 39:17, 39:22, 40:9, 64:2, 64:22, 66:16, 67:10, 67:12, 75:7, 77:16, 87:25, 88:22, 89:9, 89:14, 94:23, 102:6, 102:11, 116:5, 116:12, 129:5 <b>locally</b> [1] - 39:19 <b>located</b> [1] - 7:13 <b>location</b> [3] - 101:22, 101:23, 138:12 <b>logical</b> [1] - 64:6 <b>London</b> [1] - 99:18 <b>look</b> [22] - 4:7, 4:16, 35:17, 36:3, 36:4, 36:10, 53:12, 60:17, 62:11, 86:20, 106:6, 111:11, 115:10, 117:5, 126:2, 127:5, 129:19, 130:20, 131:3, 136:3, 138:2,	141:25 <b>looked</b> [7] - 3:11, 28:13, 33:7, 35:14, 83:23, 113:14, 126:24 <b>looking</b> [6] - 6:17, 20:18, 40:22, 82:25, 110:9, 129:23 <b>looks</b> [1] - 35:4 <b>lose</b> [1] - 135:11 <b>losing</b> [2] - 76:10, 103:20 <b>lost</b> [2] - 69:25, 135:8 <b>loud</b> [1] - 54:8 <b>love</b> [4] - 77:14, 126:2, 127:15, 132:18 <b>loved</b> [1] - 98:6 <b>low</b> [1] - 125:3 <b>luck</b> [1] - 115:24 <b>ma'am</b> [2] - 117:14, 127:21 <b>machines</b> [1] - 44:6 <b>mail</b> [1] - 51:22 <b>mailed</b> [3] - 9:13, 81:13, 81:14 <b>main</b> [5] - 31:12, 33:13, 80:23, 104:10, 111:5 <b>mains</b> [2] - 20:19, 30:15 <b>mainstrea</b>
--	---	---	--	--	---	---	---

<p><b>med</b> <sup>[1]</sup> - 125:7</p> <p><b>maintenan</b></p> <p><b>ce</b> <sup>[4]</sup> - 24:19, 25:7, 107:18, 123:14</p> <p><b>major</b> <sup>[1]</sup> - 99:19</p> <p><b>maker</b> <sup>[1]</sup> - 140:15</p> <p><b>MALIK</b> <sup>[2]</sup> - 127:23, 130:25</p> <p><b>Malik</b> <sup>[3]</sup> - 63:2, 127:22, 127:24</p> <p><b>malls</b> <sup>[1]</sup> - 113:7</p> <p><b>manage</b> <sup>[1]</sup> - 32:5</p> <p><b>manageme</b></p> <p><b>nt</b> <sup>[10]</sup> - 18:16, 19:6, 20:6, 20:20, 22:2, 25:9, 26:6, 26:8, 74:9, 135:16</p> <p><b>manager</b> <sup>[2]</sup> - 38:24, 43:12</p> <p><b>mandates</b> <sup>[1]</sup> - 119:21</p> <p><b>Manhattan</b> <sup>[1]</sup> - 70:10</p> <p><b>map</b> <sup>[7]</sup> - 17:16, 75:10, 85:6, 85:7, 106:6, 108:18</p> <p><b>maps</b> <sup>[2]</sup> - 9:16, 17:10</p> <p><b>MARANGI</b> <sup>[1]</sup> - 1:10</p> <p><b>Marangi</b> <sup>[20]</sup> - 3:9, 8:8, 8:16, 22:6, 22:15, 23:18, 26:16, 38:25, 39:5, 39:18, 41:11,</p>	<p>41:17, 43:10, 58:23, 62:12, 80:18, 81:2, 82:16, 138:5</p> <p><b>Marangis</b> <sup>[1]</sup> - 132:17</p> <p><b>March</b> <sup>[1]</sup> - 33:20</p> <p><b>marked</b> <sup>[1]</sup> - 77:23</p> <p><b>market</b> <sup>[2]</sup> - 23:8, 23:9</p> <p><b>marketplac</b></p> <p><b>e</b> <sup>[1]</sup> - 23:22</p> <p><b>marks</b> <sup>[1]</sup> - 75:5</p> <p><b>marriage</b> <sup>[1]</sup> - 145:13</p> <p><b>marsh</b> <sup>[2]</sup> - 94:10</p> <p><b>Martine</b> <sup>[2]</sup> - 91:4, 91:14</p> <p><b>MARTINE</b> <sup>[1]</sup> - 91:5</p> <p><b>Martine's</b> <sup>[1]</sup> - 91:15</p> <p><b>Martini</b> <sup>[1]</sup> - 91:4</p> <p><b>Mary</b> <sup>[1]</sup> - 111:23</p> <p><b>Mason's</b> <sup>[2]</sup> - 72:17, 72:23</p> <p><b>mass</b> <sup>[3]</sup> - 73:17, 74:5, 103:19</p> <p><b>massive</b> <sup>[4]</sup> - 92:21, 103:22, 116:19</p> <p><b>master</b> <sup>[2]</sup> - 45:16, 46:2</p> <p><b>material</b> <sup>[2]</sup> - 28:12, 69:19</p> <p><b>materials</b> <sup>[10]</sup> - 11:3, 11:4, 11:10, 23:7, 23:14,</p>	<p>23:21, 28:9, 28:17, 136:19, 136:20</p> <p><b>maternity</b> <sup>[1]</sup> - 134:23</p> <p><b>matter</b> <sup>[13]</sup> - 31:10, 52:23, 54:16, 64:24, 97:23, 124:12, 132:7, 132:9, 132:14, 134:20, 135:17, 145:15</p> <p><b>matters</b> <sup>[3]</sup> - 10:15, 56:19, 116:6</p> <p><b>Matters</b> <sup>[1]</sup> - 1:3</p> <p><b>mayor</b> <sup>[2]</sup> - 42:13, 80:4</p> <p><b>MC-1</b> <sup>[1]</sup> - 17:2</p> <p><b>McGoey</b> <sup>[1]</sup> - 2:4</p> <p><b>McManus</b> <sup>[1]</sup> - 57:11</p> <p><b>McVeigh</b> <sup>[3]</sup> - 36:22, 76:22, 76:25</p> <p><b>meadow</b> <sup>[1]</sup> - 71:8</p> <p><b>meadows</b> <sup>[1]</sup> - 71:16</p> <p><b>mean</b> <sup>[13]</sup> - 4:5, 18:11, 29:16, 29:19, 59:4, 70:18, 72:13, 76:4, 81:7, 112:22, 131:25, 134:12, 136:23</p> <p><b>means</b> <sup>[7]</sup> - 70:19, 89:9, 92:20, 94:17,</p>	<p>104:7, 121:11</p> <p><b>measure</b> <sup>[2]</sup> - 33:22, 126:13</p> <p><b>mechanis</b></p> <p><b>m</b> <sup>[1]</sup> - 15:3</p> <p><b>meeting</b> <sup>[10]</sup> - 9:5, 10:23, 11:17, 11:19, 12:8, 14:4, 51:10, 61:19, 61:22, 87:11</p> <p><b>meetings</b> <sup>[1]</sup> - 54:22</p> <p><b>megawatts</b> <sup>[1]</sup> - 119:11</p> <p><b>Melissa</b> <sup>[2]</sup> - 52:11, 52:13</p> <p><b>MEMBERS</b> <sup>[1]</sup> - 1:19</p> <p><b>members</b> <sup>[7]</sup> - 15:19, 34:20, 34:21, 39:10, 40:9, 41:13, 41:25</p> <p><b>memorial</b> <sup>[2]</sup> - 72:20, 94:4</p> <p><b>memories</b> <sup>[2]</sup> - 54:18, 97:21</p> <p><b>memory</b> <sup>[1]</sup> - 29:18</p> <p><b>mental</b> <sup>[2]</sup> - 96:10, 139:22</p> <p><b>mention</b> <sup>[5]</sup> - 29:12, 49:12, 57:22, 60:11, 86:2</p> <p><b>mentioned</b> <sup>[7]</sup> - 14:13, 15:15, 16:17, 30:11, 31:13, 31:20, 85:14</p> <p><b>mentions</b></p>	<p><sup>[1]</sup> - 49:10</p> <p><b>mess</b> <sup>[1]</sup> - 121:4</p> <p><b>met</b> <sup>[1]</sup> - 4:18</p> <p><b>methane</b> <sup>[2]</sup> - 122:3, 129:20</p> <p><b>Metzger</b> <sup>[1]</sup> - 129:3</p> <p><b>Mia</b> <sup>[1]</sup> - 139:10</p> <p><b>Michael</b> <sup>[3]</sup> - 43:7, 76:19, 91:15</p> <p><b>MICHELLE</b> <sup>[3]</sup> - 1:23, 145:6, 145:22</p> <p><b>microphon</b></p> <p><b>e</b> <sup>[1]</sup> - 18:13</p> <p><b>Microsoft</b> <sup>[1]</sup> - 60:19</p> <p><b>MID</b> <sup>[1]</sup> - 1:9</p> <p><b>middle</b> <sup>[2]</sup> - 58:22, 75:12</p> <p><b>Middletow</b></p> <p><b>n</b> <sup>[32]</sup> - 30:22, 35:10, 38:23, 40:11, 42:4, 42:14, 60:12, 62:4, 71:20, 72:10, 77:11, 78:19, 79:3, 79:14, 82:7, 82:12, 84:3, 95:9, 98:23, 100:24, 101:16, 101:23, 105:9, 105:10, 105:12, 106:4, 106:5, 109:11, 112:5, 115:25,</p>	<p>129:13, 139:16</p> <p><b>might</b> <sup>[2]</sup> - 51:17, 56:9</p> <p><b>might've</b> <sup>[1]</sup> - 45:8</p> <p><b>migratory</b> <sup>[6]</sup> - 73:5, 73:7, 79:22, 92:4, 101:24, 135:13</p> <p><b>mike</b> <sup>[5]</sup> - 41:16, 68:16, 68:17, 77:16, 117:15</p> <p><b>Mike</b> <sup>[2]</sup> - 43:9, 117:17</p> <p><b>mile</b> <sup>[1]</sup> - 60:23</p> <p><b>miles</b> <sup>[4]</sup> - 60:8, 60:14, 63:14, 110:13</p> <p><b>million</b> <sup>[4]</sup> - 95:14, 120:10, 129:18, 129:23</p> <p><b>millions</b> <sup>[1]</sup> - 103:9</p> <p><b>mind</b> <sup>[1]</sup> - 93:23</p> <p><b>minimal</b> <sup>[1]</sup> - 95:2</p> <p><b>minimize</b> <sup>[1]</sup> - 25:17</p> <p><b>minimized</b> <sup>[1]</sup> - 25:22</p> <p><b>minimum</b> <sup>[1]</sup> - 16:4</p> <p><b>Minisink</b> <sup>[7]</sup> - 68:18, 73:8, 74:23, 78:20, 128:23, 132:5, 135:23</p> <p><b>minutes</b> <sup>[2]</sup> - 87:10, 122:25</p> <p><b>miserable</b> <sup>[1]</sup> - 125:4</p>	<p><b>mission</b> <sup>[2]</sup> - 88:8, 88:20</p> <p><b>mistakes</b> <sup>[1]</sup> - 126:22</p> <p><b>mitigate</b> <sup>[1]</sup> - 108:22</p> <p><b>mitigated</b> <sup>[1]</sup> - 29:3</p> <p><b>mitigative</b> <sup>[1]</sup> - 33:22</p> <p><b>mixed</b> <sup>[1]</sup> - 17:2</p> <p><b>modificatio</b></p> <p><b>ns</b> <sup>[1]</sup> - 14:12</p> <p><b>modified</b> <sup>[1]</sup> - 26:12</p> <p><b>mom</b> <sup>[3]</sup> - 95:22, 96:4, 98:17</p> <p><b>moment</b> <sup>[1]</sup> - 52:24</p> <p><b>moments</b> <sup>[1]</sup> - 98:8</p> <p><b>money</b> <sup>[10]</sup> - 53:3, 53:15, 53:16, 56:20, 94:22, 100:10, 102:8, 109:24, 136:11, 140:7</p> <p><b>Monhagen</b> <sup>[4]</sup> - 32:14, 57:13, 77:22, 101:20</p> <p><b>monitor</b> <sup>[2]</sup> - 85:18, 108:25</p> <p><b>monitors</b> <sup>[3]</sup> - 79:11, 99:5, 109:4</p> <p><b>Montgomer</b></p> <p><b>y</b> <sup>[3]</sup> - 60:9, 73:22, 115:20</p> <p><b>month</b> <sup>[1]</sup> - 74:10</p> <p><b>months</b> <sup>[3]</sup> - 56:4, 96:2, 118:4</p> <p><b>Monticello</b> <sup>[1]</sup> - 81:4</p>	<p><b>Moore</b> <sup>[2]</sup> - 83:2, 83:4</p> <p><b>morals</b> <sup>[1]</sup> - 80:21</p> <p><b>morning</b> <sup>[3]</sup> - 89:13, 91:8, 91:9</p> <p><b>mortgage</b> <sup>[2]</sup> - 53:17, 54:15</p> <p><b>most</b> <sup>[8]</sup> - 11:19, 56:19, 59:9, 59:25, 77:13, 78:8, 114:14, 116:6</p> <p><b>mostly</b> <sup>[1]</sup> - 119:16</p> <p><b>mother</b> <sup>[4]</sup> - 66:10, 66:14, 71:2, 95:19</p> <p><b>motion</b> <sup>[6]</sup> - 37:24, 38:3, 142:14, 142:16, 143:3, 143:5</p> <p><b>mountains</b> <sup>[1]</sup> - 96:6</p> <p><b>move</b> <sup>[4]</sup> - 24:23, 54:12, 65:3, 98:3</p> <p><b>moved</b> <sup>[3]</sup> - 95:19, 137:16, 139:18</p> <p><b>movement</b> <sup>[2]</sup> - 28:4, 51:11</p> <p><b>moving</b> <sup>[1]</sup> - 54:25</p> <p><b>MR</b> <sup>[94]</sup> - 4:13, 7:21, 11:18, 12:6, 12:10, 13:10, 16:13, 18:15, 22:7, 25:4, 29:11, 29:14, 29:24,</p>
---	--	--	--	--	---	--	---

34:19, 38:2, 38:4, 38:7, 38:8, 38:9, 38:11, 38:12, 38:13, 38:17, 38:21, 41:5, 41:24, 42:20, 42:22, 43:4, 43:8, 43:19, 43:23, 45:7, 46:25, 47:6, 47:13, 47:17, 48:2, 51:24, 57:4, 57:8, 59:14, 59:19, 59:22, 61:23, 62:3, 63:18, 68:17, 76:20, 77:9, 82:23, 83:11, 83:18, 84:4, 84:7, 84:8, 84:17, 84:20, 84:24, 85:5, 85:13, 85:25, 86:8, 86:12, 86:22, 87:5, 87:15, 87:20, 88:18, 89:25, 90:5, 90:6, 106:3, 106:16, 107:2, 107:14, 107:17, 109:22, 110:21, 113:4,	114:14, 117:16, 142:12, 142:15, 142:22, 143:4, 143:8, 143:11, 143:12, 143:13, 143:15, 143:16, 143:17, 143:23 <b>MS</b> [14] - 3:22, 11:21, 52:12, 62:2, 62:24, 63:7, 90:8, 91:5, 115:18, 117:11, 125:18, 127:23, 130:25, 139:11 <b>MS-4</b> [1] - 32:3 <b>mufflers</b> [1] - 123:13 <b>multiple</b> [1] - 9:25 <b>municipal</b> [1] - 27:17 <b>municipalit</b> <b>ies</b> [1] - 35:9 <b>must</b> [1] - 112:22 <b>mutagenic</b> [1] - 130:13 <b>mystery</b> [1] - 130:8 <b>NAACP</b> [2] - 64:2, 65:25 <b>name</b> [15] - 7:9, 7:11, 22:8, 34:21, 38:22, 41:6, 43:9, 45:11, 52:13, 70:7, 77:9, 87:21, 90:9, 91:14,	117:16 <b>narrative</b> [1] - 132:24 <b>NASA</b> [2] - 118:15, 120:10 <b>natural</b> [6] - 45:22, 78:11, 79:24, 81:18, 104:12, 135:22 <b>nature</b> [9] - 66:10, 66:14, 66:14, 69:13, 82:10, 82:11, 84:14, 102:2, 139:21, 140:4 <b>near</b> [9] - 42:11, 46:18, 60:2, 60:6, 60:22, 71:8, 71:21, 72:9, 81:4 <b>nearby</b> [1] - 72:3 <b>nearing</b> [1] - 102:21 <b>neat</b> [1] - 108:5 <b>necessary</b> [3] - 15:12, 25:21, 32:7 <b>necessitate</b> [1] - 14:11 <b>need</b> [29] - 24:3, 29:15, 33:16, 36:12, 44:11, 53:15, 53:16, 55:7, 55:14, 64:11, 65:2, 65:3, 66:13, 66:25, 67:6, 67:11, 88:24,	112:23, 112:25, 121:2, 124:24, 125:23, 129:2, 130:17, 131:21, 136:4, 136:5, 136:6 <b>needs</b> [7] - 65:13, 66:10, 66:14, 76:13, 83:17, 137:23, 141:17 <b>negligence</b> [2] - 91:11, 114:22 <b>NEIGER</b> [5] - 1:21, 38:2, 38:12, 143:4, 143:16 <b>neighborh</b> <b>ood</b> [4] - 63:11, 70:17, 78:14, 112:20 <b>neighbors</b> [1] - 28:22 <b>nest</b> [2] - 135:2, 135:3 <b>nesting</b> [1] - 134:23 <b>network</b> [1] - 36:9 <b>NEUMAN</b> [1] - 2:9 <b>Neuman</b> [1] - 8:5 <b>neutral</b> [1] - 58:22 <b>never</b> [1] - 66:9 <b>new</b> [15] - 13:5, 27:22, 37:2, 41:7, 58:10, 60:3, 89:5, 99:25, 102:19, 113:7,	116:16, 119:17, 137:15, 140:16, 141:15 <b>NEW</b> [1] - 1:2 <b>New</b> [21] - 1:24, 25:10, 26:20, 27:22, 32:2, 32:15, 35:18, 35:25, 37:7, 48:13, 67:15, 67:22, 68:21, 71:21, 76:15, 79:15, 100:7, 117:20, 127:11, 139:24, 145:7 <b>Newburgh</b> [2] - 1:24, 44:12 <b>news</b> [1] - 47:22 <b>newsletter</b> [2] - 139:14, 141:25 <b>next</b> [9] - 3:2, 10:23, 12:20, 12:20, 18:12, 39:14, 132:20, 132:22, 133:4 <b>nice</b> [5] - 22:10, 57:21, 62:12, 62:16, 63:12 <b>night</b> [8] - 25:12, 25:14, 50:19, 51:25, 52:2, 56:17,	74:17, 80:14 <b>nightshift</b> [1] - 80:14 <b>Nikola</b> [1] - 119:8 <b>nobody</b> [5] - 59:21, 61:10, 78:14, 81:15, 133:3 <b>noise</b> [7] - 25:18, 26:6, 28:23, 48:8, 48:23, 64:9, 100:15 <b>noises</b> [1] - 54:8 <b>none</b> [1] - 133:24 <b>nonissue</b> [1] - 51:2 <b>nonprofit</b> [1] - 117:23 <b>nonrenewa</b> <b>ble</b> [2] - 69:13, 70:2 <b>norma</b> [1] - 91:4 <b>Norma</b> [2] - 91:14, 128:20 <b>Norma's</b> [1] - 133:9 <b>normal</b> [1] - 92:7 <b>north</b> [3] - 18:20, 73:20, 73:23 <b>NORTH</b> [2] - 1:7 <b>northern</b> [1] - 33:14 <b>northwest</b> [1] - 139:25 <b>Notary</b> [1] - 145:6 <b>note</b> [3] - 10:17, 11:3, 16:2 <b>noted</b> [2] - 129:6, 144:4 <b>nothing</b> [1] -	59:16 <b>notice</b> [10] - 9:3, 9:6, 9:11, 9:14, 9:18, 9:22, 10:16, 61:13, 61:16, 92:10 <b>notices</b> [2] - 17:9, 17:15 <b>nowhere</b> [1] - 44:18 <b>number</b> [6] - 17:7, 29:16, 30:18, 103:23, 132:12 <b>numbers</b> [1] - 64:12 <b>numerous</b> [2] - 54:21, 112:2 <b>NY</b> [1] - 1:17 <b>obey</b> [1] - 65:7 <b>obeyed</b> [1] - 56:6 <b>objection</b> [1] - 10:25 <b>objective</b> [1] - 23:5 <b>obvious</b> [1] - 78:2 <b>obviously</b> [1] - 4:7 <b>occur</b> [1] - 68:24 <b>October</b> [1] - 33:20 <b>odor</b> [4] - 26:7, 28:21, 81:25, 100:15 <b>odors</b> [3] - 85:16, 136:17, 137:3 <b>OF</b> [3] - 1:2, 1:2 <b>offer</b> [2] - 66:21, 69:17 <b>offering</b> [1] - 110:8 <b>office</b> [5] - 6:12, 9:13,	34:11, 41:19, 68:22 <b>officials</b> [1] - 65:17 <b>often</b> [1] - 79:16 <b>oftentimes</b> [1] - 99:8 <b>oil</b> [3] - 120:19, 123:11, 124:19 <b>Oklahoma</b> [1] - 39:21 <b>old</b> [7] - 46:14, 52:2, 73:2, 73:12, 73:14, 95:25, 96:22 <b>older</b> [1] - 92:6 <b>oldest</b> [2] - 101:22, 112:4 <b>ominous</b> [1] - 92:18 <b>on-site</b> [1] - 34:6 <b>once</b> [5] - 12:19, 16:2, 69:18, 92:11, 109:8 <b>one</b> [46] - 4:17, 12:25, 16:24, 19:24, 20:2, 22:23, 24:9, 26:23, 29:16, 31:10, 31:20, 48:2, 48:12, 50:3, 50:8, 55:11, 56:21, 58:21, 59:23, 60:7, 60:16, 63:13, 67:14,
--	--	---	---	---	---	--	--

70:13, 70:25, 71:15, 80:17, 82:9, 84:10, 94:17, 95:12, 96:18, 98:18, 98:19, 100:22, 101:14, 104:13, 122:23, 122:25, 123:2, 126:12, 127:11, 127:12, 141:15, 141:20	59:20, 61:15, 61:24, 62:21, 63:4, 63:16, 68:15, 76:17, 77:7, 82:21, 83:6, 83:9, 83:13, 83:21, 84:22, 85:11, 85:19, 86:5, 86:10, 86:19, 86:25, 87:7, 87:17, 88:11, 90:7, 91:3, 105:25, 106:14, 106:20, 107:15, 114:12, 115:15, 117:9, 117:13, 125:16, 127:20, 139:9, 142:3, 142:7, 142:13, 142:18, 142:23, 143:6, 143:9, 143:14, 143:18, 143:24	<b>es</b> [2] - 88:9, 88:21 <b>opportunit</b> <b>y</b> [5] - 8:18, 16:6, 68:15, 126:10, 127:5 <b>oppose</b> [1] - 52:16 <b>opposed</b> [1] - 80:6 <b>opposition</b> [4] - 42:15, 80:3, 91:18, 104:23 <b>opted</b> [1] - 8:21 <b>optimist</b> [1] - 128:5 <b>optimistic</b> [1] - 128:15 <b>option</b> [1] - 14:8 <b>oral</b> [1] - 14:18 <b>ORANGE</b> [1] - 1:2 <b>Orange</b> [14] - 44:10, 70:6, 71:18, 73:18, 78:21, 86:3, 86:23, 87:22, 89:17, 100:10, 116:2, 127:25, 135:21, 137:5 <b>orchard</b> [1] - 71:15 <b>order</b> [2] - 38:16, 47:7 <b>organ</b> [1] - 111:24 <b>organic</b> [1] - 129:22 <b>organics</b> [1] - 28:11 <b>organized</b> [1] - 8:10 <b>orientated</b> [1] - 25:15	<b>original</b> [1] - 70:11 <b>originally</b> [2] - 70:8, 140:2 <b>Osterman</b> [2] - 2:6, 134:4 <b>otherwise</b> [1] - 140:13 <b>outbound</b> [1] - 24:5 <b>outcome</b> [1] - 145:14 <b>outer</b> [1] - 120:12 <b>outlined</b> [1] - 36:13 <b>outside</b> [2] - 12:14, 126:7 <b>outspoken</b> [1] - 116:9 <b>overall</b> [1] - 17:13 <b>overview</b> [2] - 7:18, 29:10 <b>own</b> [11] - 37:13, 40:22, 78:12, 83:2, 98:10, 98:11, 98:12, 111:8, 115:21, 124:20, 133:10 <b>owned</b> [5] - 39:19, 43:13, 72:8, 91:23, 132:17 <b>owners</b> [2] - 9:15, 39:23 <b>oxygen</b> [2] - 121:8, 121:17 <b>p.m</b> [2] - 1:15, 144:4 <b>pacific</b> [1] - 139:25 <b>package</b> [1] - 26:25 <b>packages</b>	[1] - 108:6 <b>pages</b> [2] - 113:17, 113:18 <b>paid</b> [2] - 56:5, 58:25 <b>paintcare</b> [1] - 27:21 <b>paints</b> [2] - 27:24 <b>pandemic</b> [3] - 88:25, 96:4, 139:19 <b>parcel</b> [2] - 17:20, 94:16 <b>parcels</b> [6] - 17:5, 19:11, 21:2, 30:12, 85:8, 101:15 <b>parents</b> [3] - 55:25, 56:23, 63:20 <b>parents'</b> [1] - 52:21 <b>park</b> [7] - 20:24, 21:19, 100:8, 102:2, 102:3, 102:14, 102:15 <b>PARK</b> [1] - 1:9 <b>parking</b> [9] - 17:25, 18:24, 19:23, 20:4, 20:14, 21:10, 21:17, 29:12 <b>parks</b> [2] - 68:22, 104:14 <b>part</b> [18] - 8:22, 14:23, 15:9, 15:13, 24:24, 37:9,	54:23, 56:8, 79:19, 84:22, 90:2, 100:21, 101:4, 105:18, 107:2, 131:10, 131:11, 138:10 <b>participate</b> <b>s</b> [1] - 39:8 <b>participatin</b> <b>g</b> [1] - 134:8 <b>particles</b> [1] - 137:2 <b>particular</b> [1] - 104:25 <b>parties</b> [3] - 9:2, 97:9, 145:12 <b>partner</b> [2] - 89:20, 140:16 <b>partnershi</b> <b>p</b> [3] - 87:23, 89:18, 137:5 <b>Partnershi</b> <b>p</b> [1] - 87:24 <b>parts</b> [2] - 6:13, 109:14 <b>passenger</b> [5] - 18:4, 18:25, 20:3, 20:15, 21:20 <b>passing</b> [1] - 71:12 <b>past</b> [10] - 22:10, 51:9, 69:18, 91:12, 93:9, 128:7, 131:6, 133:7, 133:13, 138:22 <b>pat</b> [3] - 7:22, 8:6, 107:16	<b>patents</b> [1] - 118:16 <b>path</b> [1] - 122:22 <b>PATRICK</b> [1] - 2:4 <b>patrons</b> [1] - 89:9 <b>paving</b> [1] - 107:20 <b>pay</b> [3] - 53:17, 99:4, 110:4 <b>paying</b> [2] - 105:6, 110:2 <b>payload</b> [1] - 123:10 <b>peace</b> [4] - 55:23, 91:24, 98:9, 100:23 <b>peaceful</b> [1] - 63:12 <b>peacefully</b> [1] - 55:22 <b>pens</b> [1] - 95:6 <b>pension</b> [1] - 39:8 <b>people</b> [52] - 3:21, 13:3, 40:9, 59:8, 59:10, 59:25, 62:12, 63:23, 65:6, 65:10, 65:15, 66:9, 66:23, 67:13, 68:7, 68:11, 68:12, 69:11, 78:24, 81:9, 88:15, 89:2, 89:11, 91:16, 94:20, 95:7, 95:16, 98:23, 102:10,	102:13, 105:5, 111:12, 111:18, 112:10, 113:24, 114:18, 114:25, 115:13, 125:8, 125:12, 128:12, 128:17, 129:14, 130:3, 131:24, 132:2, 137:10, 137:12, 137:15, 137:19, 140:5, 140:10 <b>people's</b> [3] - 82:19, 125:11, 139:4 <b>per</b> [9] - 30:24, 31:2, 31:3, 31:7, 32:17, 35:2, 50:22, 70:13, 129:25 <b>percent</b> [7] - 102:24, 102:25, 103:6, 103:18, 103:19, 124:11, 135:8 <b>Percoco</b> [1] - 133:25 <b>performed</b> [1] - 25:19 <b>period</b> [12] - 11:6, 11:11, 13:2, 13:16, 13:18, 14:20, 16:5, 70:14, 76:6, 116:25, 142:20,
--	--	--	---	---	---	--	--

142:21 <b>periodic</b> [1] - 124:11 <b>permanent</b> [1] - 89:5 <b>permit</b> [2] - 17:4, 48:4 <b>permits</b> [3] - 10:12, 17:3, 37:7 <b>person</b> [5] - 58:20, 80:19, 98:19, 136:19, 139:16 <b>personally</b> [3] - 74:22, 110:22, 137:11 <b>perspectiv</b> <b>e</b> [2] - 7:13, 7:14 <b>pest</b> [1] - 135:16 <b>petition</b> [5] - 78:9, 78:18, 81:12, 101:4, 101:6 <b>pets</b> [1] - 132:23 <b>pharmaceu</b> <b>tical</b> [1] - 141:4 <b>phase</b> [5] - 22:17, 22:18, 24:14, 24:16, 34:3 <b>Phil</b> [2] - 8:2, 34:17 <b>PHILIP</b> [1] - 2:7 <b>Philip</b> [1] - 34:22 <b>physically</b> [1] - 99:10 <b>piece</b> [3] - 101:13, 110:6, 126:10 <b>pieces</b> [1] - 95:14 <b>PIERCE</b> [3] - 1:21, 38:8, 143:12 <b>PILOT</b> [2] -	109:19, 110:9 <b>Place</b> [1] - 1:16 <b>place</b> [17] - 42:24, 60:11, 71:14, 71:23, 91:24, 95:12, 96:19, 98:4, 98:10, 98:19, 101:25, 103:11, 112:17, 113:5, 114:7, 139:23, 139:24 <b>placed</b> [1] - 42:22 <b>places</b> [4] - 69:11, 90:4, 110:3, 111:12 <b>plan</b> [11] - 10:12, 17:4, 20:25, 31:21, 39:9, 45:16, 46:2, 48:14, 49:9, 53:14, 54:23 <b>planet</b> [10] - 102:20, 102:25, 103:6, 103:18, 104:22, 120:22, 120:25, 121:15, 124:6, 141:8 <b>planned</b> [1] - 52:3 <b>planning</b> [4] - 10:13, 24:16, 42:2, 136:24 <b>Planning</b> [2]	- 2:5, 10:17 <b>PLANNING</b> [1] - 1:2 <b>plans</b> [5] - 16:20, 17:12, 36:18, 65:5, 113:14 <b>plant</b> [12] - 63:10, 63:13, 93:23, 94:12, 94:15, 97:13, 99:11, 104:14, 119:15, 121:19, 130:22, 137:14 <b>plants</b> [3] - 98:3, 118:8, 141:7 <b>plastic</b> [1] - 62:17 <b>play</b> [1] - 135:15 <b>played</b> [1] - 111:24 <b>plaza</b> [1] - 60:4 <b>pleading</b> [2] - 55:11, 128:6 <b>plenty</b> [1] - 126:4 <b>plow</b> [1] - 71:12 <b>pocket</b> [1] - 68:13 <b>pockets</b> [1] - 68:10 <b>point</b> [13] - 12:25, 30:25, 53:7, 55:12, 73:23, 92:22, 93:16, 101:18, 102:17, 102:22, 102:23, 104:4, 114:17	<b>points</b> [3] - 16:19, 19:24, 30:7 <b>policy</b> [3] - 131:20, 131:21, 131:23 <b>politically</b> [1] - 119:3 <b>polluting</b> [1] - 96:25 <b>pollution</b> [12] - 31:21, 64:10, 81:25, 99:16, 99:19, 100:15, 129:15, 129:17, 130:10, 141:3, 141:4 <b>ponds</b> [1] - 77:23 <b>Ponzonei</b> [2] - 106:2, 114:13 <b>PONZONI</b> [8] - 106:3, 106:16, 107:14, 107:17, 109:22, 110:21, 113:4, 114:14 <b>pool</b> [1] - 92:23 <b>populated</b> [1] - 105:13 <b>population</b> [4] - 92:20, 92:21, 135:8, 135:12 <b>population</b> <b>s</b> [1] - 69:5 <b>Port</b> [2] - 44:13, 73:9 <b>portion</b> [1] - 12:20 <b>ports</b> [1] - 122:6 <b>pose</b> [2] - 116:11, 126:5	<b>positive</b> [1] - 28:17 <b>possibility</b> [1] - 127:6 <b>possible</b> [1] - 62:25 <b>possibly</b> [2] - 53:20, 54:11 <b>posted</b> [2] - 9:25, 61:22 <b>potential</b> [6] - 24:18, 33:8, 33:13, 34:13, 37:2, 74:20 <b>pounds</b> [2] - 123:6, 123:7 <b>power</b> [17] - 55:21, 82:20, 93:22, 94:12, 94:15, 94:21, 97:13, 103:14, 105:5, 118:7, 119:14, 119:25, 120:6, 121:19, 123:20, 130:22, 137:13 <b>powered</b> [1] - 119:15 <b>pox</b> [1] - 74:3 <b>Pramilla</b> [3] - 62:25, 127:22, 127:24 <b>pray</b> [1] - 128:8 <b>pre</b> [3] - 35:19, 69:4, 72:14 <b>pre-COVID</b> [1] - 35:19 <b>pre-</b> <b>European</b> [1] - 69:4 <b>precedent</b>	[1] - 105:2 <b>precious</b> [1] - 98:8 <b>predomina</b> <b>ntly</b> [1] - 22:22 <b>premature</b> [1] - 129:16 <b>prepared</b> [1] - 34:22 <b>preparing</b> [2] - 23:2, 28:6 <b>presence</b> [1] - 33:8 <b>present</b> [6] - 8:7, 14:15, 22:5, 71:9, 78:17, 131:6 <b>PRESENT</b> [1] - 2:2 <b>presentatio</b> <b>n</b> [2] - 6:16, 8:10 <b>presented</b> [1] - 130:15 <b>preservatio</b> <b>n</b> [1] - 34:10 <b>preserve</b> [7] - 66:25, 82:10, 82:11, 101:12, 101:13, 136:5, 140:9 <b>preserved</b> [1] - 69:20 <b>president</b> [2] - 64:2, 87:22 <b>pretty</b> [7] - 44:17, 51:19, 57:20, 115:19, 133:3, 139:20 <b>prevention</b> [1] - 31:21 <b>previously</b> [2] - 13:24, 30:19 <b>prices</b> [4] - 23:10, 54:12, 118:10, 118:11	<b>prime</b> [2] - 76:12 <b>principal</b> [1] - 8:4 <b>pristine</b> [1] - 136:14 <b>private</b> [1] - 86:15 <b>problem</b> [8] - 60:5, 99:23, 103:23, 104:10, 118:19, 122:18, 141:17, 141:19 <b>problems</b> [1] - 99:19 <b>procedurall</b> <b>y</b> [1] - 142:25 <b>proceeding</b> [1] - 145:13 <b>proceeding</b> <b>s</b> [1] - 145:10 <b>process</b> [13] - 8:12, 15:2, 25:16, 25:23, 25:25, 26:9, 27:6, 85:20, 87:3, 107:3, 107:11, 116:22, 141:16 <b>processes</b> [1] - 69:23 <b>produce</b> [2] - 121:11, 138:18 <b>profession</b> <b>als</b> [1] - 53:2 <b>profit</b> [2] - 66:9, 82:19 <b>program</b> [3] - 27:20, 109:19, 110:2 <b>project</b> [69] - 3:4, 3:10, 4:4, 6:6, 6:16, 6:18, 7:15, 7:23,	7:25, 8:9, 8:25, 10:22, 14:9, 14:11, 16:9, 16:24, 17:19, 17:25, 18:18, 19:17, 20:11, 20:22, 21:6, 21:19, 22:6, 22:15, 24:24, 25:8, 29:6, 30:19, 31:11, 31:16, 32:4, 32:7, 32:13, 32:22, 33:12, 33:17, 39:4, 39:13, 42:15, 45:14, 46:24, 49:15, 50:25, 51:3, 52:17, 55:2, 62:11, 77:13, 78:9, 80:6, 83:3, 84:5, 84:18, 86:17, 89:18, 91:18, 93:17, 99:15, 104:20, 104:23, 104:24, 117:4, 117:24, 130:17, 131:9, 137:7, 137:22 <b>projections</b> [2] - 35:22, 36:7 <b>projects</b> [34] - 3:8, 4:14,
---	--	--	---	---	--	---	---



4:15, 4:17, 4:21, 4:24, 5:5, 5:12, 6:23, 8:14, 8:16, 10:11, 16:10, 16:19, 17:12, 31:9, 31:23, 35:6, 35:8, 36:4, 56:23, 84:11, 88:6, 88:7, 89:3, 105:11, 108:5, 110:15, 114:21, 116:10, 117:5, 125:2, 131:11, 137:8 <b>projects'</b> [1] - 31:5 <b>proper</b> [1] - 74:24 <b>properly</b> [1] - 69:20 <b>properties</b> [3] - 48:15, 48:17, 127:11 <b>property</b> [23] - 9:15, 44:3, 44:5, 46:8, 46:17, 46:18, 46:19, 47:3, 47:16, 47:18, 47:22, 48:6, 53:24, 59:17, 62:15, 74:21, 75:22, 77:21, 82:25, 90:14, 91:23, 126:11, 133:10 <b>proposal</b> [3]	- 33:18, 93:18, 138:16 <b>proposals</b> [1] - 49:20 <b>propose</b> [1] - 20:4 <b>proposed</b> [12] - 10:9, 15:24, 19:4, 21:15, 21:24, 22:17, 33:22, 68:23, 101:6, 101:8, 114:8, 138:13 <b>proposes</b> [1] - 20:12 <b>proposing</b> [6] - 13:19, 17:23, 18:5, 19:19, 99:14, 132:13 <b>prosper</b> [1] - 39:11 <b>prosperity</b> [1] - 60:18 <b>prosperous</b> [2] - 67:11, 82:14 <b>Protect</b> [1] - 127:25 <b>protect</b> [8] - 46:2, 94:19, 101:11, 103:7, 103:8, 104:15, 136:6, 140:8 <b>protected</b> [3] - 48:5, 93:13, 97:2 <b>protection</b> [2] - 72:5, 105:3 <b>protections</b> [1] - 94:18 <b>protest</b> [1] - 54:22 <b>provide</b> [9] -	10:7, 13:4, 14:17, 14:23, 24:19, 26:4, 27:10, 33:5, 36:24 <b>provided</b> [15] - 9:5, 9:17, 9:19, 11:4, 17:9, 17:15, 17:16, 18:18, 19:7, 20:7, 20:21, 25:20, 32:18, 34:11, 85:5 <b>provides</b> [2] - 19:22, 21:9 <b>providing</b> [1] - 15:2 <b>proximity</b> [3] - 4:21, 63:22, 116:16 <b>Public</b> [2] - 1:3, 145:6 <b>public</b> [40] - 3:18, 4:11, 5:13, 6:17, 7:7, 8:19, 8:21, 8:22, 10:9, 10:20, 11:11, 12:10, 12:16, 12:21, 13:7, 14:19, 14:24, 15:4, 15:6, 16:4, 16:5, 16:14, 34:21, 37:17, 37:19, 37:24, 41:15, 49:5, 61:12, 61:17, 88:3, 106:24, 116:25,	123:25, 138:7, 138:8, 142:16, 143:25 <b>publicly</b> [1] - 10:3 <b>published</b> [2] - 9:8, 9:11 <b>pulled</b> [1] - 28:2 <b>pulling</b> [1] - 23:14 <b>pulls</b> [1] - 104:8 <b>pulmonolo gists</b> [1] - 129:6 <b>purchase</b> [1] - 30:23 <b>purchased</b> [1] - 70:12 <b>pure</b> [4] - 121:8, 121:9, 121:16 <b>purpose</b> [2] - 14:24, 15:20 <b>purposes</b> [1] - 24:7 <b>pursuant</b> [3] - 3:5, 9:16, 14:15 <b>push</b> [1] - 105:7 <b>pushing</b> [1] - 27:4 <b>put</b> [19] - 29:6, 44:18, 46:16, 50:9, 51:5, 62:3, 62:5, 72:13, 74:10, 78:12, 81:4, 105:23, 106:9, 108:20, 110:4, 110:21, 111:4, 112:19, 122:19 <b>puts</b> [2] - 50:13, 73:15	<b>putting</b> [3] - 46:9, 59:6, 106:7 <b>quality</b> [21] - 3:6, 18:17, 19:7, 20:7, 20:21, 22:3, 32:8, 79:10, 79:14, 99:3, 99:22, 109:10, 114:24, 115:6, 115:11, 126:13, 137:9, 139:4, 140:20, 140:23, 140:24 <b>quantity</b> [6] - 18:17, 19:6, 20:7, 20:20, 22:3, 32:8 <b>quarantine d</b> [1] - 139:20 <b>quarter</b> [1] - 123:20 <b>questions</b> [17] - 6:22, 37:16, 45:9, 48:3, 48:11, 85:10, 85:22, 85:23, 106:12, 106:17, 106:19, 107:4, 107:6, 107:12, 114:10, 126:5 <b>quick</b> [1] - 67:14 <b>quickly</b> [1] - 121:15 <b>quite</b> [1] - 23:8 <b>radioactive</b> [1] - 97:13 <b>rail</b> [1] - 112:9 <b>rain</b> [2] - 28:20,	72:18 <b>raise</b> [2] - 18:14, 140:19 <b>raised</b> [2] - 107:7, 115:13 <b>ramp</b> [1] - 111:9 <b>rare</b> [1] - 81:20 <b>rather</b> [1] - 102:13 <b>razzano</b> [1] - 50:23 <b>RAZZANO</b> [4] - 1:22, 38:13, 143:8, 143:17 <b>Rd</b> [1] - 1:17 <b>RDM</b> [16] - 2:9, 3:10, 8:4, 8:6, 8:14, 16:9, 16:19, 16:24, 17:19, 18:19, 19:8, 20:9, 20:23, 88:6, 89:3, 89:19 <b>reach</b> [1] - 66:23 <b>read</b> [1] - 113:17 <b>real</b> [3] - 59:5, 112:23, 137:17 <b>reality</b> [3] - 54:5, 58:13, 61:8 <b>realize</b> [1] - 128:13 <b>realized</b> [1] - 92:6 <b>really</b> [31] - 15:19, 24:15, 27:3, 27:23, 28:5, 39:13, 40:6, 45:20, 55:18, 57:21,	62:12, 77:14, 80:7, 80:9, 81:7, 81:11, 81:22, 83:14, 88:13, 93:2, 93:3, 95:4, 99:21, 103:2, 111:20, 114:20, 125:24, 138:10 <b>Realty</b> [1] - 42:5 <b>rear</b> [1] - 17:10 <b>reason</b> [2] - 100:21, 104:19 <b>reasons</b> [2] - 12:3, 13:21 <b>receive</b> [1] - 26:21 <b>received</b> [8] - 5:10, 5:14, 5:19, 12:18, 12:20, 14:10, 14:19, 23:17 <b>receiving</b> [1] - 37:10 <b>receptive</b> [1] - 26:16 <b>recognize</b> [1] - 31:22 <b>recognizes</b> [1] - 32:10 <b>recommen d</b> [1] - 111:5 <b>recommen dations</b> [1] - 36:16 <b>reconsider</b> [1] - 115:9 <b>record</b> [6] - 42:13, 42:23, 42:25, 43:3, 106:15, 145:10 <b>Record</b> [1] -	9:8 <b>recreate</b> [1] - 97:22 <b>recyclables</b> [2] - 24:2, 27:20 <b>recycle</b> [1] - 27:24 <b>recycling</b> [7] - 22:16, 22:20, 23:3, 23:15, 27:19, 28:11, 105:17 <b>Recycling</b> [1] - 60:9 <b>redistrictin g</b> [1] - 116:4 <b>reduce</b> [2] - 67:17, 67:24 <b>reduced</b> [1] - 44:22 <b>reduction</b> [1] - 67:19 <b>reference</b> [5] - 30:8, 45:17, 90:19, 131:8, 134:19 <b>referenced</b> [1] - 136:19 <b>refilling</b> [1] - 118:7 <b>refine</b> [1] - 123:19 <b>refined</b> [1] - 70:23 <b>reflect</b> [1] - 11:5 <b>reflects</b> [1] - 10:16 <b>regard</b> [2] - 6:2, 25:14 <b>regarding</b> [1] - 85:14 <b>regards</b> [2] - 76:5, 114:23 <b>register</b> [1] - 112:7 <b>regs</b> [1] - 10:6 <b>regular</b> [1] - 42:6 <b>regulated</b>
---	--	---	--	--	---	--	--

[2] - 93:12, 101:17 <b>regulations</b> [3] - 14:23, 15:21, 32:3 <b>related</b> [1] - 145:12 <b>relates</b> [1] - 14:7 <b>relax</b> [1] - 54:2 <b>relay</b> [1] - 143:21 <b>relief</b> [1] - 95:22 <b>relying</b> [1] - 134:10 <b>remaining</b> [1] - 101:14 <b>remind</b> [1] - 133:5 <b>remove</b> [1] - 24:4 <b>removed</b> [1] - 69:19 <b>render</b> [1] - 46:8 <b>renewables</b> [1] - 119:22 <b>rent</b> [1] - 54:15 <b>rep</b> [1] - 7:17 <b>repackage</b> [1] - 28:8 <b>repair</b> [1] - 24:20 <b>repeat</b> [4] - 4:9, 43:16, 65:8, 138:20 <b>repeatedly</b> [1] - 93:14 <b>repeating</b> [2] - 12:24, 96:24 <b>repeats</b> [4] - 4:2, 4:5, 43:18, 96:23 <b>replied</b> [1] - 81:15 <b>report</b> [1] - 34:25 <b>represent</b> [1] - 95:8 <b>representat</b> <b>ion</b> [1] - 66:14 <b>representat</b>	<b>ives</b> [1] - 8:8 <b>represente</b> <b>d</b> [1] - 66:11 <b>representin</b> <b>g</b> [1] - 115:24 <b>represents</b> [2] - 8:5, 38:25 <b>requested</b> [1] - 3:4 <b>requests</b> [1] - 26:18 <b>require</b> [2] - 8:20, 37:6 <b>required</b> [3] - 13:17, 31:23, 61:16 <b>requiremen</b> <b>t</b> [3] - 9:10, 61:14, 131:13 <b>requiremen</b> <b>ts</b> [8] - 12:9, 14:16, 15:16, 25:11, 32:4, 32:17, 35:25, 137:25 <b>requires</b> [7] - 10:11, 13:18, 31:25, 67:2, 67:4, 125:25, 131:4 <b>rescind</b> [1] - 74:13 <b>research</b> [4] - 34:6, 64:20, 64:21, 76:13 <b>reserved</b> [1] - 140:4 <b>residence</b> [3] - 71:9, 71:22, 83:7 <b>residences</b> [1] - 52:21 <b>resident</b> [4] - 38:23, 40:12,	57:10, 79:4 <b>residential</b> [4] - 23:24, 52:20, 55:6, 77:5 <b>residents</b> [17] - 23:25, 24:10, 48:18, 55:3, 78:19, 86:2, 86:23, 88:5, 105:10, 105:14, 110:11, 113:24, 119:5, 119:24, 136:9, 136:12 <b>resolved</b> [1] - 41:17 <b>resort</b> [1] - 72:4 <b>resource</b> [2] - 68:25, 74:9 <b>resources</b> [10] - 3:16, 33:25, 34:14, 45:22, 68:20, 69:25, 74:21, 76:11, 79:24, 90:21 <b>respect</b> [1] - 9:3 <b>respectfull</b> <b>y</b> [1] - 64:5 <b>respiratory</b> [2] - 129:7, 130:11 <b>respond</b> [1] - 37:15 <b>responded</b> [1] - 15:8 <b>response</b> [2] - 15:13, 83:15 <b>responses</b> [5] - 14:17, 15:11, 15:23,	16:7, 81:15 <b>responsibil</b> <b>ity</b> [3] - 106:22, 113:20, 113:23 <b>responsibl</b> <b>e</b> [4] - 39:7, 40:4, 40:14, 103:13 <b>rest</b> [3] - 52:4, 52:7, 56:2 <b>restaurants</b> [1] - 102:12 <b>resubmitte</b> <b>d</b> [1] - 26:24 <b>result</b> [5] - 4:24, 36:15, 69:22, 116:3, 124:4 <b>retire</b> [2] - 53:8, 53:15 <b>retired</b> [1] - 56:3 <b>returns</b> [1] - 78:7 <b>revenue</b> [1] - 88:21 <b>Revere</b> [1] - 130:25 <b>review</b> [15] - 3:6, 4:3, 6:7, 6:11, 8:23, 10:12, 16:5, 16:6, 26:2, 26:3, 37:9, 37:14, 42:6, 125:2 <b>reviewed</b> [6] - 5:22, 6:12, 31:19, 34:15, 49:4, 87:12 <b>reviews</b> [1] - 134:12 <b>revised</b> [1] - 5:24 <b>rewarding</b>	[1] - 134:14 <b>rich</b> [1] - 135:22 <b>RICHARD</b> [1] - 1:19 <b>rid</b> [1] - 133:18 <b>Ridgebury</b> [1] - 1:17 <b>right-hand</b> [2] - 18:20, 20:24 <b>rights</b> [1] - 54:20 <b>Riley</b> [1] - 117:10 <b>RILEY</b> [1] - 117:11 <b>river</b> [2] - 108:17, 108:18 <b>rivers</b> [1] - 101:21 <b>ROAD</b> [1] - 1:8 <b>road</b> [38] - 3:9, 3:12, 4:22, 5:7, 19:3, 20:2, 20:17, 21:8, 28:25, 30:15, 30:17, 31:15, 33:2, 35:13, 36:8, 36:22, 40:13, 46:17, 46:23, 47:4, 47:9, 47:21, 48:20, 49:19, 50:13, 50:19, 52:16, 57:11, 72:25, 73:4, 73:10, 73:13, 90:10, 90:17, 107:17, 107:19, 108:8, 132:6	<b>Road</b> [2] - 49:10, 51:6 <b>roads</b> [4] - 44:7, 123:8, 132:12, 137:19 <b>roadway</b> [2] - 34:16, 36:11 <b>rob</b> [1] - 7:23 <b>ROBERT</b> [1] - 2:6 <b>robust</b> [1] - 8:24 <b>rode</b> [1] - 97:8 <b>role</b> [3] - 87:24, 116:21, 135:15 <b>roles</b> [1] - 52:25 <b>rolled</b> [1] - 109:8 <b>roof</b> [1] - 23:11 <b>room</b> [7] - 22:11, 95:2, 95:11, 95:23, 96:9, 98:14, 117:18 <b>rooms</b> [1] - 98:6 <b>roosting</b> [2] - 33:21, 134:22 <b>roots</b> [1] - 39:23 <b>Rotundo</b> [1] - 82:22 <b>ROTUNDO</b> [13] - 82:23, 83:11, 83:18, 84:7, 84:17, 84:24, 85:13, 85:25, 86:8, 86:12, 86:22, 87:5,	87:15 <b>roughly</b> [2] - 41:11, 108:7 <b>round</b> [1] - 26:23 <b>rounds</b> [1] - 26:11 <b>route</b> [5] - 37:6, 70:21, 73:4, 91:22, 93:8 <b>routes</b> [1] - 92:5 <b>ruin</b> [4] - 55:15, 81:19, 81:21, 136:2 <b>rules</b> [1] - 56:4 <b>run</b> [8] - 39:24, 44:7, 49:25, 60:20, 96:8, 99:20, 101:20, 121:20 <b>running</b> [1] - 122:9 <b>runoff</b> [2] - 32:6, 90:13 <b>runs</b> [4] - 79:21, 79:22, 100:2, 122:4 <b>rural</b> [1] - 45:19 <b>Ruth</b> [1] - 63:21 <b>Ryerson</b> [3] - 72:8, 73:12, 75:11 <b>Ryerson's</b> [1] - 73:15 <b>sad</b> [1] - 113:20 <b>safe</b> [5] - 22:14, 40:3, 95:12, 96:15, 96:18	<b>safely</b> [1] - 126:17 <b>safety</b> [3] - 48:17, 49:4, 71:24 <b>Sager</b> [1] - 62:23 <b>SAGER</b> [2] - 62:24, 63:7 <b>Sal</b> [6] - 41:16, 45:6, 45:11, 52:14, 77:19, 97:18 <b>sales</b> [1] - 43:11 <b>Sam</b> [1] - 70:6 <b>Sammie</b> [3] - 70:5, 71:7, 71:18 <b>sat</b> [1] - 74:17 <b>satisfies</b> [1] - 9:10 <b>savages</b> [1] - 72:3 <b>saw</b> [2] - 79:11, 108:3 <b>scale</b> [3] - 24:5, 104:3 <b>scandal</b> [1] - 133:25 <b>scary</b> [1] - 126:17 <b>scheme</b> [3] - 134:9, 134:10, 134:17 <b>Schneider</b> [3] - 38:20, 38:22, 41:3 <b>SCHNEIDE</b> <b>R</b> [1] - 38:21 <b>school</b> [2] - 89:6, 97:8 <b>science</b> [1] - 130:8 <b>scope</b> [2] - 5:15, 6:3 <b>scoping</b> [3]
---	--	--	--	--	--	--	---

- 5:13, 30:5, 35:2 <b>scotchtown</b> <b>n</b> [1] - 63:20 <b>screening</b> [3] - 25:20, 26:5, 29:3 <b>seal</b> [1] - 136:24 <b>season</b> [1] - 78:7 <b>seat</b> [1] - 127:15 <b>second</b> [6] - 24:14, 31:18, 38:4, 84:24, 114:5, 143:8 <b>seconds</b> [1] - 49:23 <b>Secretary</b> [1] - 2:6 <b>section</b> [3] - 22:23, 22:25, 112:18 <b>sections</b> [3] - 3:12, 22:23, 30:4 <b>security</b> [2] - 98:9, 120:4 <b>sediment</b> [1] - 32:20 <b>see</b> [17] - 22:10, 39:13, 44:4, 50:3, 57:12, 60:25, 62:17, 93:3, 99:12, 108:18, 112:11, 113:13, 118:23, 119:21, 128:17, 128:19, 137:19 <b>seeing</b> [2] - 39:15, 125:4 <b>seem</b> [2] - 107:25,	112:16 <b>seepage</b> [1] - 108:23 <b>selection</b> [1] - 29:4 <b>selling</b> [1] - 118:6 <b>Senator</b> [4] - 115:23, 116:8, 116:18, 129:3 <b>send</b> [2] - 62:5, 62:6 <b>sense</b> [4] - 46:5, 81:3, 121:24, 134:13 <b>sensitive</b> [1] - 34:3 <b>sent</b> [3] - 5:22, 42:2, 75:5 <b>sentence</b> [1] - 130:2 <b>separate</b> [4] - 4:15, 4:16, 6:9, 23:20 <b>SEQRA</b> [16] - 8:12, 8:20, 8:23, 9:10, 10:6, 10:7, 14:16, 14:22, 15:17, 15:20, 25:24, 74:24, 107:3, 131:4, 131:13, 137:25 <b>sequester</b> <b>ng</b> [2] - 104:5, 104:7 <b>serenity</b> [1] - 98:9 <b>serious</b> [1] - 116:14 <b>seriously</b> [2] - 93:19, 105:4 <b>serve</b> [2] - 10:14, 87:21 <b>service</b> [6] - 18:9, 19:5,	20:5, 21:24, 44:8, 125:19 <b>services</b> [1] - 31:16 <b>session</b> [1] - 5:13 <b>set</b> [5] - 15:20, 16:20, 143:23, 145:9, 145:17 <b>setting</b> [1] - 104:25 <b>settled</b> [2] - 73:20, 73:23 <b>settlement</b> [4] - 71:8, 71:13, 73:16, 74:4 <b>settlers</b> [1] - 71:23 <b>seven</b> [1] - 49:23 <b>several</b> [5] - 22:9, 26:11, 27:7, 72:6, 128:23 <b>sewage</b> [2] - 122:10, 124:15 <b>sewer</b> [11] - 3:13, 17:6, 18:9, 19:4, 20:5, 20:19, 21:24, 30:11, 30:13, 84:25, 85:7 <b>shall</b> [1] - 49:3 <b>shallow</b> [2] - 32:11, 71:11 <b>share</b> [2] - 98:8, 140:10 <b>shattered</b> [1] - 95:13 <b>Shawangu</b> <b>nk</b> [1] - 73:21 <b>sheet</b> [2] -	3:20, 7:10 <b>sheetrock</b> [1] - 136:23 <b>sheets</b> [1] - 38:15 <b>shelf</b> [1] - 120:8 <b>Sherry</b> [1] - 52:14 <b>shines</b> [1] - 97:25 <b>ship</b> [1] - 27:20 <b>shoes</b> [1] - 61:5 <b>shop</b> [5] - 93:7, 93:9, 93:20, 94:15, 136:10 <b>shopping</b> [1] - 132:7 <b>show</b> [4] - 51:13, 110:15, 115:7, 123:2 <b>showed</b> [2] - 51:11, 51:14 <b>shows</b> [2] - 75:10 <b>SHPPA</b> [2] - 74:16, 74:17 <b>shuttle</b> [1] - 34:7 <b>sick</b> [2] - 95:16, 96:13 <b>side</b> [9] - 18:3, 19:2, 19:18, 20:11, 20:17, 21:7, 21:13, 58:21, 77:2 <b>sight</b> [1] - 36:11 <b>sign</b> [4] - 3:19, 7:10, 38:15, 63:5 <b>sign-in</b> [3] - 3:19, 7:10, 38:15 <b>signal</b> [2] - 36:12,	36:25 <b>signals</b> [1] - 37:3 <b>signed</b> [2] - 78:18, 112:13 <b>significant</b> [1] - 4:25 <b>signing</b> [2] - 139:12, 139:13 <b>similarly</b> [1] - 84:10 <b>Simon</b> [5] - 3:10, 20:23, 21:18, 30:18, 46:24 <b>SIMON</b> [1] - 1:9 <b>simple</b> [1] - 141:20 <b>single</b> [8] - 17:20, 18:2, 18:21, 18:25, 20:15, 21:5, 21:19, 111:16 <b>single-</b> <b>family</b> [1] - 111:16 <b>sinking</b> [1] - 77:25 <b>sit</b> [5] - 53:8, 53:18, 54:2, 74:2, 124:25 <b>site</b> [21] - 10:12, 17:4, 17:11, 18:3, 18:18, 19:3, 19:7, 19:24, 20:8, 20:11, 20:17, 21:13, 21:16, 22:2, 25:15, 34:6, 48:13, 69:23, 70:4,	72:13, 75:13 <b>sites</b> [13] - 16:24, 20:22, 31:17, 32:13, 33:12, 33:17, 33:25, 34:5, 57:18, 69:2, 69:14, 69:16, 134:23 <b>sitting</b> [4] - 108:8, 119:4, 119:6, 121:19 <b>six</b> [3] - 107:23, 107:24, 122:17 <b>size</b> [9] - 17:21, 18:22, 19:12, 19:19, 20:10, 21:3, 21:8, 28:7, 64:11 <b>Skoufis</b> [3] - 115:23, 116:8, 116:18 <b>sky</b> [2] - 25:12, 104:9 <b>sk Tyler</b> [1] - 77:8 <b>Skyler</b> [2] - 77:10, 101:5 <b>slacking</b> [1] - 112:8 <b>slate</b> [1] - 78:20 <b>slaves</b> [3] - 70:14, 70:24, 70:25 <b>sleep</b> [1] - 51:25 <b>small</b> [1] - 74:3 <b>smart</b> [1] - 40:24	<b>smell</b> [4] - 64:10, 82:3, 108:9, 110:13 <b>Smelting</b> [2] - 130:24, 130:25 <b>Smith</b> [1] - 42:5 <b>smoking</b> [1] - 79:12 <b>soil</b> [3] - 32:21, 75:14, 75:15 <b>solace</b> [1] - 139:22 <b>solar</b> [3] - 119:22, 120:6, 121:20 <b>solicit</b> [1] - 15:21 <b>SOLID</b> [1] - 1:10 <b>solid</b> [1] - 27:17 <b>solution</b> [7] - 80:10, 101:7, 118:19, 124:10, 126:9, 141:19, 141:20 <b>solutions</b> [4] - 119:6, 125:24, 125:25, 127:18 <b>someone</b> [2] - 41:19, 132:8 <b>sometimes</b> [1] - 126:18 <b>somewher</b> <b>e</b> [3] - 39:22, 46:7, 105:23 <b>soon</b> [3] - 11:9, 44:17, 132:15 <b>sorry</b> [5] - 43:19, 46:21, 59:19, 59:22,	110:25 <b>sort</b> [1] - 139:22 <b>sound</b> [2] - 22:14, 81:25 <b>sounds</b> [1] - 76:24 <b>sour</b> [1] - 71:17 <b>sources</b> [1] - 131:2 <b>south</b> [2] - 17:19, 73:19 <b>SOUTH</b> [1] - 1:5 <b>space</b> [7] - 17:25, 19:23, 20:14, 21:10, 21:17, 23:19, 120:12 <b>spaces</b> [6] - 18:24, 19:21, 21:16, 29:13, 32:12, 136:15 <b>span</b> [1] - 97:20 <b>spans</b> [1] - 134:17 <b>speaker</b> [2] - 63:9, 142:9 <b>SPEAKER</b> [1] - 18:10, 43:15, 43:17, 59:13, 59:15, 83:8, 109:20, 110:19, 113:2, 130:24, 142:5 <b>speaking</b> [1] - 78:25 <b>special</b> [4] - 10:11, 17:4, 48:14, 92:3 <b>specie</b> [1] -
--	--	---	---	---	--	---	--

78:5 <b>species</b> [8] - 3:15, 33:9, 33:10, 33:15, 81:20, 103:20, 103:21 <b>specific</b> [1] - 29:16 <b>specifically</b> [5] - 3:11, 24:10, 24:12, 99:24, 111:14 <b>speedily</b> [1] - 72:4 <b>spelled</b> [1] - 37:3 <b>spend</b> [2] - 102:13, 136:11 <b>spent</b> [1] - 139:20 <b>spike</b> [1] - 99:8 <b>spilled</b> [1] - 72:16 <b>spills</b> [1] - 108:22 <b>spoken</b> [4] - 63:23, 65:6, 76:22, 101:2 <b>spot</b> [1] - 112:24 <b>spread</b> [1] - 128:2 <b>square</b> [15] - 17:23, 18:23, 19:20, 20:12, 21:8, 21:14, 22:21, 25:2, 25:4, 25:6, 63:14, 108:7, 112:25, 115:4, 142:24 <b>stabilizatio</b> <b>n</b> [1] - 32:22 <b>STACEY</b> [1] - 2:5	<b>Stacey</b> [2] - 38:15, 61:24 <b>stage</b> [1] - 54:24 <b>stakeholde</b> <b>rs</b> [1] - 117:6 <b>stand</b> [3] - 40:22, 68:5, 139:5 <b>standalone</b> [1] - 84:11 <b>standards</b> [2] - 99:4, 99:7 <b>standing</b> [2] - 71:16, 92:16 <b>standpoint</b> [1] - 83:14 <b>start</b> [10] - 53:8, 54:14, 56:9, 85:9, 91:6, 120:20, 123:16, 124:22, 125:9, 141:18 <b>started</b> [3] - 41:9, 53:5, 78:8 <b>starting</b> [2] - 17:17, 119:18 <b>starts</b> [3] - 44:19, 44:20, 130:22 <b>State</b> [13] - 25:10, 26:21, 27:23, 32:3, 35:18, 36:2, 37:8, 67:16, 67:22, 68:21, 76:15, 100:8, 145:7 <b>state</b> [11] - 3:5, 34:10, 34:11, 64:20, 65:21,	93:11, 97:2, 101:16, 115:23, 129:3, 140:25 <b>STATE</b> [1] - 1:2 <b>State's</b> [1] - 32:16 <b>state's</b> [1] - 69:3 <b>statement</b> [11] - 4:19, 5:4, 5:18, 5:25, 6:20, 7:4, 7:5, 15:10, 84:13, 91:6, 107:10 <b>statements</b> [1] - 5:20 <b>states</b> [1] - 119:17 <b>station</b> [15] - 40:7, 44:11, 44:19, 44:25, 45:20, 46:10, 60:4, 60:13, 78:13, 82:6, 85:15, 106:10, 108:13, 113:7, 122:25 <b>stations</b> [3] - 44:14, 80:12, 118:7 <b>statute</b> [1] - 12:9 <b>stay</b> [2] - 52:6, 66:13 <b>stayed</b> [1] - 74:3 <b>staying</b> [1] - 140:12 <b>stenograph</b> <b>er</b> [5] - 6:21, 7:11, 14:15, 87:8, 107:3	<b>step</b> [3] - 52:25, 75:3, 110:10 <b>Steve's</b> [1] - 89:13 <b>sticker</b> [1] - 128:2 <b>still</b> [5] - 71:16, 72:11, 74:23, 94:7 <b>stipulate</b> [1] - 142:19 <b>stop</b> [6] - 56:13, 89:12, 136:17, 136:18, 136:25, 137:3 <b>storage</b> [5] - 19:21, 21:16, 32:8, 32:11, 118:17 <b>store</b> [3] - 72:17, 72:24, 121:21 <b>stored</b> [1] - 27:19 <b>stores</b> [2] - 104:9, 120:8 <b>stories</b> [2] - 70:16, 71:3 <b>storm</b> [1] - 20:20 <b>stormwater</b> [1] - 3:14, 18:16, 19:6, 20:6, 21:25, 25:9, 26:6, 31:19, 31:21, 32:6, 33:3 <b>Stout</b> [3] - 7:19, 7:23, 16:17 <b>STOUT</b> [4] - 2:6, 7:21, 13:10, 143:23 <b>stream</b> [4] - 23:15,	27:25, 28:3, 57:20 <b>streams</b> [3] - 28:10, 28:11, 45:23 <b>Street</b> [1] - 1:24 <b>street</b> [2] - 30:17, 107:21 <b>streets</b> [1] - 49:8 <b>stress</b> [1] - 55:25 <b>stressed</b> [2] - 135:4, 135:7 <b>stricter</b> [1] - 32:21 <b>strip</b> [1] - 113:7 <b>Strizki</b> [2] - 117:15, 117:17 <b>STRIZKI</b> [1] - 117:16 <b>strokes</b> [1] - 95:6 <b>strongly</b> [1] - 115:8 <b>structure</b> [1] - 96:25 <b>structures</b> [1] - 68:22 <b>studies</b> [9] - 5:9, 6:12, 25:19, 26:6, 26:7, 26:8, 57:12, 114:19 <b>study</b> [17] - 34:23, 35:12, 36:14, 36:15, 49:21, 51:16, 51:17, 58:19, 58:20, 83:20, 108:14, 113:12, 113:18, 115:6, 129:4, 129:17	<b>stuff</b> [7] - 40:19, 46:4, 81:10, 104:14, 106:7, 109:15, 123:9 <b>subject</b> [1] - 16:4 <b>submissio</b> <b>n</b> [1] - 15:9 <b>submit</b> [2] - 42:16, 139:7 <b>submitted</b> [4] - 5:25, 11:5, 29:8, 42:7 <b>subscribe</b> [1] - 133:20 <b>substance</b> [1] - 10:5 <b>substantial</b> [1] - 26:2 <b>substantiv</b> <b>e</b> [2] - 6:25, 14:18 <b>substitute</b> [1] - 66:11 <b>substitutin</b> <b>g</b> [1] - 63:5 <b>success</b> [1] - 56:7 <b>sudden</b> [1] - 112:24 <b>suddenly</b> [3] - 94:2, 94:5, 96:7 <b>suffer</b> [1] - 141:2 <b>suffering</b> [1] - 76:10 <b>suffice</b> [1] - 64:7 <b>sufficient</b> [1] - 64:9 <b>suggest</b> [1] - 115:8 <b>suitability</b> [1] - 33:11 <b>suited</b> [1] - 74:19 <b>summer</b> [2] - 92:11, 92:12 <b>Sumner</b> [2] - 77:8, 77:10 <b>SUMNER</b> [1]	- 77:9 <b>sun</b> [1] - 118:4 <b>super</b> [1] - 123:3 <b>supply</b> [1] - 124:17 <b>support</b> [8] - 8:23, 10:24, 39:3, 80:22, 88:8, 89:8, 89:14, 89:18 <b>supporting</b> [1] - 89:22 <b>supposed</b> [2] - 100:19, 100:20 <b>surfaces</b> [1] - 32:25 <b>surround</b> [1] - 48:21 <b>surrounde</b> <b>d</b> [2] - 45:14, 97:14 <b>surroundin</b> <b>g</b> [3] - 49:8, 78:21, 101:15 <b>survive</b> [1] - 120:22 <b>Sussex</b> [1] - 72:21 <b>swept</b> [1] - 44:5 <b>SWPPP</b> [4] - 31:22, 32:2, 32:5, 32:18 <b>system</b> [4] - 3:12, 24:6, 25:9, 34:16 <b>table</b> [3] - 5:16, 6:4, 124:11 <b>taming</b> [1] - 91:25 <b>tasked</b> [2] - 5:7, 6:24 <b>Tawil</b> [2] - 41:23, 43:6 <b>TAWIL</b> [3] - 41:24, 42:20,	43:4 <b>tax</b> [8] - 17:20, 18:21, 19:11, 21:2, 40:18, 40:20, 88:21, 90:3 <b>taxes</b> [3] - 56:5, 89:5, 110:2 <b>taxis</b> [1] - 122:10 <b>taxpayers</b> [2] - 100:12, 116:12 <b>Taylor</b> [1] - 60:9 <b>team</b> [2] - 8:5, 8:15 <b>tear</b> [1] - 71:12 <b>tears</b> [1] - 73:25 <b>technical</b> [2] - 6:7, 139:7 <b>technologi</b> <b>es</b> [2] - 124:2, 125:6 <b>technology</b> [2] - 121:3, 122:8 <b>ten</b> [2] - 142:19, 142:20 <b>ten-day</b> [2] - 142:19, 142:20 <b>tenants</b> [1] - 48:9 <b>term</b> [2] - 5:16, 135:6 <b>terminate</b> [1] - 30:16 <b>terms</b> [1] - 35:16 <b>terrible</b> [3] - 79:10, 79:13, 79:17 <b>Tesla</b> [1] - 123:3 <b>testing</b> [2] - 75:13,
--	---	---	--	--	---	--	---

75:19 <b>tests</b> [1] - 34:7 <b>Texas</b> [1] - 39:21 <b>themselves</b> [1] - 111:7 <b>therefore</b> [1] - 10:10 <b>they've</b> [1] - 39:23 <b>think/</b> <b>assume</b> [1] - 64:14 <b>thinking</b> [1] - 29:14 <b>third</b> [3] - 33:7, 58:20, 85:13 <b>threatened</b> [3] - 3:14, 33:8, 33:9 <b>three</b> [7] - 19:11, 19:16, 49:22, 60:7, 96:2, 118:4, 139:17 <b>threshold</b> [1] - 4:18 <b>throughout</b> [1] - 116:10 <b>tight</b> [1] - 111:17 <b>timeframe</b> [1] - 27:3 <b>timeframes</b> [1] - 32:21 <b>timing</b> [1] - 84:8 <b>tiny</b> [1] - 133:15 <b>tipping</b> [1] - 102:21 <b>tired</b> [1] - 74:2 <b>tires</b> [2] - 27:25, 136:22 <b>today</b> [5] - 17:16, 47:25, 56:11, 91:10, 120:9 <b>Todd</b> [1] - 134:6 <b>together</b> [6]	- 4:24, 29:6, 97:7, 97:9, 97:10, 101:5 <b>ton</b> [1] - 61:2 <b>tonight</b> [19] - 6:15, 8:7, 8:10, 8:18, 9:20, 11:4, 14:22, 15:5, 15:14, 40:15, 52:18, 58:6, 80:2, 84:16, 91:13, 91:20, 107:7, 107:11, 116:15 <b>tons</b> [4] - 67:19, 123:10, 129:18, 129:23 <b>took</b> [2] - 4:16, 73:10 <b>top</b> [3] - 83:4, 108:20, 111:2 <b>total</b> [2] - 19:12, 21:2 <b>totally</b> [1] - 93:24 <b>touch</b> [2] - 30:2, 63:24 <b>touched</b> [1] - 100:4 <b>tourist</b> [1] - 100:19 <b>towards</b> [3] - 72:25, 76:25, 92:24 <b>TOWN</b> [1] - 1:2 <b>town</b> [49] - 5:14, 6:10, 9:25, 18:7, 19:5, 20:5, 20:19, 21:25, 26:15, 27:8, 29:9,	30:20, 30:22, 35:8, 35:10, 37:13, 40:5, 46:20, 47:4, 48:13, 48:18, 52:5, 57:9, 60:18, 65:18, 65:24, 68:18, 74:8, 74:11, 74:13, 74:14, 74:18, 75:3, 75:21, 75:24, 76:8, 79:4, 82:14, 87:14, 88:23, 101:9, 105:2, 105:8, 109:15, 111:13, 133:5, 139:2 <b>Town</b> [5] - 1:16, 1:16, 2:4, 2:4, 74:22 <b>town's</b> [5] - 16:25, 17:6, 26:10, 26:15, 30:13 <b>towns</b> [2] - 65:19, 89:7 <b>toxic</b> [6] - 67:18, 67:24, 99:22, 136:20, 136:21, 137:7 <b>toyota</b> [1] - 118:12 <b>Toyota</b> [1] - 122:7 <b>traces</b> [1] - 72:10	<b>tract</b> [1] - 70:11 <b>tradition</b> [1] - 70:8 <b>traditions</b> [1] - 69:6 <b>traffic</b> [39] - 6:9, 6:11, 8:3, 24:7, 24:13, 28:25, 34:17, 34:23, 35:7, 35:11, 35:12, 35:19, 35:24, 36:5, 36:8, 37:13, 45:18, 48:25, 49:3, 49:8, 49:21, 51:15, 51:16, 54:10, 55:5, 61:2, 76:21, 76:25, 84:19, 84:20, 84:23, 86:13, 86:17, 113:12, 113:18, 115:11, 116:15, 131:3 <b>trail</b> [17] - 57:24, 73:6, 73:7, 73:14, 73:25, 79:21, 79:22, 82:5, 82:12, 100:2, 100:16, 101:25, 102:5, 112:9, 112:11, 112:14, 116:16 <b>trailer</b> [2] - 19:21, 21:16	<b>trails</b> [1] - 100:25 <b>trains</b> [1] - 120:15 <b>tranquility</b> [2] - 91:25, 100:23 <b>transfer</b> [15] - 22:16, 22:19, 22:24, 40:7, 41:15, 44:11, 44:14, 44:19, 44:24, 45:19, 46:10, 60:13, 80:12, 85:15, 106:10 <b>transferred</b> [1] - 28:14 <b>transportat</b> <b>ion</b> [3] - 36:3, 100:9, 120:16 <b>travel</b> [2] - 118:5, 132:5 <b>treasure</b> [1] - 75:9 <b>treatment</b> [2] - 32:9, 33:3 <b>tree</b> [1] - 135:4 <b>trees</b> [12] - 33:16, 33:19, 64:13, 71:15, 78:4, 92:9, 98:3, 104:14, 134:21, 134:25, 135:18 <b>tremendou</b> <b>s</b> [1] - 89:19 <b>triggered</b> [1] - 84:12 <b>truck</b> [13] - 18:3, 18:25, 19:25,	20:15, 21:19, 24:13, 24:19, 25:2, 25:5, 28:25, 123:10, 131:3, 132:8 <b>trucking</b> [1] - 50:2 <b>trucks</b> [14] - 28:18, 44:2, 49:18, 49:25, 50:3, 51:5, 54:8, 99:13, 107:19, 119:9, 122:4, 129:25, 130:7, 132:12 <b>true</b> [2] - 55:16, 145:9 <b>truly</b> [2] - 121:6, 127:16 <b>trust</b> [2] - 56:17, 101:10 <b>truth</b> [2] - 77:18, 81:17 <b>try</b> [3] - 4:10, 97:24, 128:4 <b>trying</b> [6] - 27:23, 58:15, 65:7, 66:23, 67:16, 67:17 <b>tune</b> [1] - 123:11 <b>tune-ups</b> [1] - 123:11 <b>Turi</b> [1] - 108:11 <b>turn</b> [5] - 8:12, 16:8, 22:4, 50:4, 141:9 <b>turnabout</b> [1] - 113:8 <b>turned</b> [3] -	75:16, 107:12, 109:13 <b>turning</b> [2] - 36:12, 36:24 <b>turns</b> [1] - 51:7 <b>Tusten</b> [1] - 73:8 <b>twenties</b> [1] - 41:10 <b>two</b> [17] - 11:15, 19:14, 19:16, 19:23, 20:25, 22:17, 22:22, 24:8, 40:22, 44:14, 46:6, 57:10, 57:18, 60:14, 117:19, 118:12, 127:11 <b>two-phase</b> [1] - 22:17 <b>type</b> [4] - 36:5, 88:7, 120:16, 137:6 <b>ultimately</b> [1] - 7:2 <b>under</b> [4] - 13:12, 28:17, 28:18, 39:5 <b>undergoin</b> <b>g</b> [1] - 6:6 <b>underlying</b> [2] - 10:22, 14:2 <b>undertakin</b> <b>g</b> [1] - 116:19 <b>unethical</b> [2] - 78:16, 104:2 <b>unfinished</b> [1] - 99:25 <b>unfortunat</b> <b>ely</b> [2] - 91:19, 113:10	<b>UNIDENTIF</b> <b>IED</b> [11] - 18:10, 43:15, 43:17, 59:13, 59:15, 83:8, 109:20, 110:19, 113:2, 130:24, 142:5 <b>union</b> [4] - 39:4, 39:8, 39:9, 39:16 <b>universe</b> [1] - 124:12 <b>unless</b> [3] - 37:23, 111:2, 136:23 <b>unlivable</b> [1] - 46:9 <b>unreasona</b> <b>ble</b> [1] - 49:7 <b>untouched</b> [1] - 103:17 <b>up</b> [58] - 13:5, 16:20, 18:7, 18:11, 19:11, 30:23, 40:12, 40:20, 41:18, 43:24, 44:3, 44:6, 49:19, 50:9, 50:14, 50:22, 54:6, 54:13, 58:12, 60:3, 62:3, 62:5, 67:15, 68:5, 70:2, 71:13, 72:20, 72:23, 72:24, 76:2, 76:22, 77:15,
---	---	---	--	---	---	---	--

80:21, 91:7, 91:8, 91:21, 96:6, 96:8, 97:7, 99:8, 106:7, 108:4, 110:15, 111:2, 111:6, 111:23, 112:13, 120:3, 122:24, 125:23, 127:13, 127:17, 138:24, 139:5, 139:12, 139:13, 140:9 <b>update</b> [1] - 11:10 <b>upfront</b> [1] - 108:2 <b>upper</b> [2] - 17:17, 18:19 <b>uproot</b> [1] - 54:11 <b>ups</b> [1] - 123:11 <b>urge</b> [1] - 115:9 <b>users</b> [1] - 49:5 <b>uses</b> [1] - 17:3 <b>utilities</b> [5] - 18:8, 19:5, 20:6, 20:19, 21:25 <b>utilized</b> [1] - 31:2 <b>vacant</b> [3] - 17:22, 19:13, 21:4 <b>vacuum</b> [2] - 136:24, 141:14 <b>valley</b> [1] - 132:5 <b>Valley</b> [1] - 140:19 <b>value</b> [3] - 69:15, 78:12,	140:3 <b>Van</b> [1] - 70:8 <b>van</b> [1] - 70:10 <b>Vandervoo</b> <b>rt</b> [2] - 68:16, 68:18 <b>VANDERV</b> <b>OORT</b> [1] - 68:17 <b>various</b> [3] - 6:13, 35:15, 36:16 <b>vehicle</b> [4] - 19:2, 20:3, 20:16, 21:20 <b>vehicles</b> [4] - 18:4, 99:20, 118:3, 118:13 <b>versus</b> [1] - 123:7 <b>vested</b> [1] - 58:9 <b>via</b> [2] - 17:3, 82:11 <b>vice</b> [2] - 64:2, 87:22 <b>vicinity</b> [1] - 71:11 <b>visual</b> [3] - 25:18, 26:5, 29:2 <b>vital</b> [1] - 104:5 <b>voice</b> [2] - 55:11, 116:9 <b>volatile</b> [1] - 129:22 <b>volume</b> [1] - 18:14 <b>volunteer</b> [2] - 50:2, 50:6 <b>votes</b> [1] - 95:7 <b>wait</b> [1] - 109:25 <b>waiting</b> [1] - 12:12 <b>wake</b> [1] - 94:23	<b>walk</b> [3] - 77:25, 82:4, 112:15 <b>walked</b> [1] - 77:19 <b>walking</b> [1] - 112:10 <b>Walkkill</b> [9] - 35:10, 72:7, 73:19, 73:21, 78:20, 84:2, 101:21, 108:12, 108:17 <b>wants</b> [4] - 54:14, 78:14, 128:2, 133:4 <b>war</b> [3] - 96:20, 124:19 <b>warehouse</b> [6] - 17:3, 17:24, 19:20, 20:13, 21:14, 136:25 <b>warehouse</b> <b>s</b> [9] - 45:20, 46:10, 48:21, 78:13, 90:24, 97:15, 105:21, 115:4, 136:8 <b>warming</b> [1] - 104:10 <b>wash</b> [8] - 50:4, 50:7, 50:9, 51:13, 51:17, 60:25, 111:6, 111:12 <b>washed</b> [1] - 44:2 <b>washes</b> [1] - 111:9 <b>WASTE</b> [1] - 1:10	<b>waste</b> [8] - 22:24, 23:9, 23:15, 24:3, 27:17, 27:25, 28:2, 138:14 <b>watched</b> [1] - 55:25 <b>watching</b> [1] - 77:12 <b>water</b> [27] - 3:13, 17:7, 18:8, 19:4, 20:4, 20:18, 21:24, 30:10, 30:13, 31:12, 32:8, 66:12, 84:25, 85:6, 109:2, 120:14, 121:9, 121:10, 121:11, 121:14, 121:16, 122:20, 124:16, 136:14, 140:20, 140:24 <b>Water</b> [1] - 140:17 <b>watershed</b> [1] - 101:19 <b>watershed</b> <b>s</b> [1] - 45:24 <b>waterway</b> [1] - 32:15 <b>WAWAYAN</b> <b>DA</b> [1] - 1:2 <b>Wawayand</b> <b>a</b> [27] - 1:16, 1:17, 30:20, 48:13, 48:19, 57:9, 74:8, 74:12, 74:18, 74:25, 75:24,	78:20, 79:4, 86:11, 88:6, 88:23, 89:23, 100:11, 105:2, 105:9, 106:5, 110:20, 113:3, 115:25, 129:12, 133:5, 139:2 <b>website</b> [3] - 10:2, 17:14, 87:14 <b>Wednesda</b> <b>y</b> [1] - 71:21 <b>week</b> [2] - 76:2, 135:23 <b>weeks</b> [1] - 11:15 <b>weight</b> [1] - 102:24 <b>welfare</b> [1] - 48:18 <b>wellness</b> [1] - 139:23 <b>west</b> [1] - 72:6 <b>western</b> [5] - 18:2, 19:2, 19:17, 21:7, 21:12 <b>wet</b> [1] - 94:11 <b>wetland</b> [14] - 77:21, 79:20, 82:18, 93:12, 93:15, 94:4, 94:5, 94:8, 97:3, 101:17, 102:14, 105:3, 105:22 <b>wetlands</b> [6] - 26:3, 103:24, 104:4, 104:17,	116:15 <b>whatsoever</b> <b>r</b> [1] - 138:18 <b>WHEREOF</b> [1] - 145:16 <b>white</b> [1] - 71:23 <b>whiteman</b> [1] - 134:4 <b>Whiteman</b> [1] - 2:6 <b>whites</b> [1] - 71:25 <b>who've</b> [1] - 46:7 <b>whole</b> [5] - 96:19, 98:23, 103:6, 111:3, 113:25 <b>widened</b> [1] - 76:23 <b>widening</b> [2] - 36:19, 90:16 <b>wigwams</b> [1] - 72:6 <b>wild</b> [2] - 102:25, 103:5 <b>wilderness</b> [1] - 103:17 <b>wildlife</b> [3] - 55:4, 92:2, 101:12 <b>WILKINS</b> [4] - 2:5, 3:22, 11:21, 62:2 <b>willing</b> [2] - 132:20, 132:21 <b>wind</b> [2] - 119:12, 120:6 <b>window</b> [1] - 97:25 <b>wish</b> [2] - 56:12, 56:13 <b>WITNESS</b> [1] - 145:16 <b>witness</b> [1] - 95:5 <b>wives</b> [1] - 39:25 <b>woke</b> [2] - 91:7, 91:8	<b>wondering</b> [1] - 83:19 <b>wonderlan</b> <b>d</b> [1] - 92:8 <b>wood</b> [1] - 23:3 <b>word</b> [2] - 128:3, 129:2 <b>words</b> [1] - 8:11 <b>works</b> [1] - 81:5 <b>world</b> [5] - 95:13, 96:19, 118:5, 140:17, 140:21 <b>worried</b> [2] - 57:19, 62:14 <b>worries</b> [1] - 53:19 <b>worse</b> [2] - 79:16, 109:12 <b>worth</b> [1] - 80:9 <b>worthless</b> [1] - 46:8 <b>write</b> [2] - 45:16, 52:2 <b>writing</b> [1] - 15:23 <b>written</b> [12] - 13:3, 13:16, 14:17, 14:18, 15:8, 42:8, 42:9, 43:3, 81:12, 94:19, 142:19, 142:20 <b>wrote</b> [3] - 45:8, 71:4, 101:5 <b>year</b> [10] - 9:9, 51:9, 56:12, 56:13, 98:5, 103:22, 118:4, 122:14, 134:24 <b>years</b> [33] -	39:6, 41:8, 41:11, 43:11, 45:15, 46:7, 46:13, 46:14, 52:2, 57:10, 70:15, 81:2, 89:22, 90:11, 90:20, 94:2, 95:25, 97:20, 97:21, 97:22, 99:18, 103:9, 109:12, 117:25, 118:14, 120:10, 120:12, 120:19, 122:17, 125:7, 128:23, 134:18, 139:17 <b>YORK</b> [1] - 1:2 <b>York</b> [19] - 1:24, 25:10, 26:20, 27:22, 32:2, 32:15, 35:18, 35:25, 37:7, 48:13, 67:15, 67:22, 68:21, 71:21, 76:15, 79:15, 100:7, 139:25, 145:7 <b>zone</b> [2] - 62:10, 96:20 <b>zoned</b> [1] - 16:25 <b>zones</b> [2] -
---	---	---	---	---	--	--	--

48:4, 48:7

**Zoning** [1] -  
2:5

**zoning** [1] -  
17:2