

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

VILLAGE OF NORTH HILLS
BOARD OF APPEALS

-----X

IN THE MATTER OF THE
APPLICATION OF Case #24-10za
HOWARD POMERANZ & ALLAN GRABKOWITZ, 24 Fox
Run, Roslyn Heights, New York,
Applicants.

-----X

BEFORE: DOUGLAS S. WEIGLER, Chairman
BRUCE SPENADEL, Member
MICHAEL STRAUSS, Member
HOWARD FOX, Alternate Member
RAY DISPALTRO, Alternate Member

DATE: October 22, 2024

TIME: 7:30 p.m.

PLACE: VILLAGE HALL
One Shelter Rock Road
Roslyn, New York 11576

VILLAGE ATTORNEY: A. THOMAS LEVIN, ESQ.

DEPUTY CLERK/TREASURER: WENDY RUSSO

REPORTED BY: JOANNE HORROCKS, CSR

RECEIVED
2024 OCT 20 PM 1:34
VILLAGE OF NORTH HILLS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE CHAIRMAN: Before I call the next application, I want to state that I am associated with Total Community Management which does manage the community. But this is not the community coming before us. This is an individual homeowner. I just want that on the record that I am associated with Total Community Management.

Application 24-10za, application of Howard Pomeranz and Alan Grabkowitz, 24 Fox Run, Roslyn Heights for relief from the provisions of Village Code 215-24(F)(8), to permit the extension of a rear open deck with a boundary line setback of 31 feet 10 inches where a minimum of 50 feet is required.

For the applicant, please state your name and address, sir.

MR. SOSA: My name is Ydelfonso Sosa, Y-D-E-L-F-O-N-S-O S-O-S-A.

THE CHAIRMAN: Mr. Sosa?

MR. SOSA: We're just asking for a variance of the existing deck 10 feet

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Pomeranz - Grabkowitz 3

to the rear yard which is 50 feet and we have 31 feet.

THE CHAIRMAN: I know that. We see that in the application. But other than I want, I need, we need reasoning. Just because a homeowner wants a larger deck is not sufficient for us granting a variance going against what the Village has created as a code for setbacks which were done to protect all homeowners.

MR. SOSA: Understood. If you see on page two, the section side view, it's a big slope in the back. So the backyard is now plain. So it's difficult to enjoy the backyard. So the deck will provide a nice, bigger surface area.

MR. SPENADEL: This shows an existing concrete block, I'm not sure, a wall or foundation. Was that the extent of the existing deck?

MR. SOSA: Yes, that's part of the existing.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. SPENADEL: So you have to walk down steps to get to that lower level?

MR. SOSA: Yes. If you see on the plan, the front of the steps, that's only close to the house. And also on the section, on the rearview section, you can see it, the steps. And they will follow the existing.

THE CHAIRMAN: There is an existing deck there today?

MR. SOSA: Ten feet, yes.

MR. SPENADEL: It looks like they are expanding from the existing steps outward.

MR. SOSA: Correct.

MR. SPENADEL: I don't know, ten feet or so?

MR. SOSA: Ten feet.

THE CHAIRMAN: And the existing deck, which I don't see over here --

MR. SOSA: It's on the second page on the left.

THE CHAIRMAN: That I can see.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

But I don't see how far the existing deck is from the current property line.

MR. SOSA: Oh, from the property line?

THE CHAIRMAN: You're asking for a variance now to, I'm assuming, to shorten the distance to 31 feet. What is the current deck?

MR. SOSA: It's 10 feet from the house, a little bit to like 41.

THE CHAIRMAN: The current deck --

MR. LEVIN: They're asking for 31 feet 10 inches.

MR. SPENADEL: If the existing deck is 10 feet deep and there's a 50 foot setback, it's still not clear because there's a jog in the house.

THE CHAIRMAN: I mean looking at page one, Z-100, I see the existing home and an enlarged open wood deck. Is that the deck that -- is that the current deck that we are talking about enlarging?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. SOSA: Yes.

MR. SPENADEL: That's the enlarged deck.

THE CHAIRMAN: Again, I don't see where the current deck is.

MR. SPENADEL: It would be nice for us to know when you mention from the property line to the existing deck. You have given us from the property line to the new deck. So how much bigger -- we want to understand how much bigger you are making that deck.

MR. SOSA: Ten feet more. We are making it 10 feet more.

MR. LEVIN: So the current setback would be about 41 feet?

MR. SOSA: Forty-one.

MR. LEVIN: And they're asking for 31' 10".

THE CHAIRMAN: The existing deck is 21 feet, from here to here is 21, and now they're asking for 31. Okay.

MR. LEVIN: Mr. Chairman, are you talking about the distance from the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

house or the distance from the property line?

THE CHAIRMAN: It's a little confusing, because the length of the deck, proposed deck is 31 feet. It's also 31 feet from the property line.

MR. LEVIN: I'm asking when you were talking about 21 feet, that 21 feet is from the house or from the property line?

MR. SOSA: From the house.

THE CHAIRMAN: Correct. Which makes it currently 41 feet from the property line.

MR. LEVIN: 41' 10". They're asking for a further variance of 10 feet.

THE CHAIRMAN: Correct. Now that we figured that one out.

MR. SPENADEL: Do you know if any of your neighbors have decks that are closer to the property line than 50 feet?

MR. POMERANZ: I am Howard

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Pomeranz, the homeowner of 24 Fox Run. So our neighbor at 25 has an extension of their deck out to actually what we are proposing. Everybody else on the same side of the street as we are facing Old Powerhouse Road has a deck that is roughly about the length of our deck but our neighbor next to us, whether they went through this process what we're going through now to get their deck extended 20 years ago, I don't know, but their deck is about the same length that we are proposing.

MR. LEVIN: Mr. Pomeranz, if I can explain. The Board's not concerned about the length of the deck. The Board is concerned about the distance between the deck on the property line.

MR. POMERANZ: What we're proposing is the same for what our neighbor has currently at 25.

MR. LEVIN: Same setback?

MR. POMERANZ: Yes.

In answer to your question that

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

you asked originally is why are we asking to do this, number one is our deck is quite crowded as it is with, you know, a table and chairs and so on.

And the other thing that I would add that my partner, Allan Grabkowitz, is disabled. He uses a walker at times to ambulate, and it's difficult to ambulate around the deck at its current length around the table and chairs and so on, our furniture basically around the deck, and the part of the reason we are proposing the extension is to ambulate around the deck with his walker.

MR. FOX: What happens from your deck to the property line? What's at that property line? Is that another house, is this a road?

MR. POMERANZ: It's still Powerhouse Road. All of our properties are on the same side of Fox Run all face Powerhouse Road.

MR. SPENADEL: I think it would

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

be useful for us to see a site plan showing the adjacent decks and the distance to the property lines so that we know from a surveyor what we're looking at.

MR. SOSA: We provide survey if you see in the package that we submitted.

MR. SPENADEL: The survey doesn't show any decks. It's the decks that we are interested in to the property line on either side of the house or whatever makes sense for this application.

THE CHAIRMAN: I'm going to make a motion that we do a site visit of the property, and we're going to want the 10 foot extension staked out so that we can actually see what the 31 feet looks like which does not look like to Powerhouse Road.

If you can arrange to have it staked and advise the Village, we can go and do a site inspection.

I will further state that we're

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

not able to or allowed to, by Village Law, to come as a group. So we will be coming one or two at a time. So I'm going to need you to arrange, Mr. Pomeranz, with the gate that and we'll give you the name of the missing gentleman, you'll need to give those names to the gate so that we can come in and once it's all staked, if you advise Wendy, she can advise us.

Are there any other questions?

Any other comments?

Then I will accept a motion to continue this hearing until November 17th.

MR. FOX: Motion.

THE CHAIRMAN: Motion made by Mr. Fox.

MR. STRAUSS: Second.

THE CHAIRMAN: Second by Mr. Strauss.

MR. LEVIN: The date you gave was the 19th of November. Would you amend your motion?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE CHAIRMAN: November 19th is correct.

MR. LEVIN: Please amend your motion.

THE CHAIRMAN: Motion was made by Mr. Fox, seconded by Mr. Spenadel.

MR. STRAUSS: I'll amend it to the 19th.

THE CHAIRMAN: All in favor of continuing the hearing, please raise your hand?

(Whereupon, all Board members indicate in the affirmative.)

THE CHAIRMAN: Unanimous. Thank you.

MR. POMERANZ: Thank you.

* * * * *

This is certified to be a true and accurate transcript of my stenographic notes taken in the above-captioned matter.



Joanne Horrocks, CSR
Official Court Reporter

<p style="text-align: center;">1</p> <p>10^[8] - 2:17, 2:25, 5:10, 5:15, 5:17, 6:15, 7:17, 10:18 10^{''} [2] - 6:20, 7:16 11576 [1] - 1:18 17th [1] - 11:16 19th [3] - 11:24, 12:2, 12:9</p>	<p>Alternate [2] - 1:13, 1:13 ambulate [3] - 9:9, 9:10, 9:15 amend [3] - 11:24, 12:4, 12:8 answer [1] - 8:25 APPEALS [1] - 1:3 applicant [1] - 2:19 Applicants [1] - 1:9 application [5] - 2:3, 2:11, 3:5, 10:14 APPLICATION [1] - 1:6 area [1] - 3:19 arrange [2] - 10:22, 11:5 associated [2] - 2:4, 2:9 assuming [1] - 5:7 ATTORNEY [1] - 1:19</p>	<p>1:20 close [1] - 4:7 closer [1] - 7:23 Code [1] - 2:14 code [1] - 3:10 coming [2] - 2:7, 11:4 comments [1] - 11:13 Community [2] - 2:4, 2:10 community [2] - 2:6, 2:7 concerned [2] - 8:16, 8:18 concrete [1] - 3:21 confusing [1] - 7:5 continue [1] - 11:15 continuing [1] - 12:11 correct [4] - 4:17, 7:13, 7:19, 12:3 Court [1] - 12:25 created [1] - 3:10 crowded [1] - 9:4 CSR [2] - 1:21, 12:24 current [7] - 5:3, 5:9, 5:12, 5:24, 6:6, 6:16, 9:10</p>	<p style="text-align: center;">E</p> <p>either [1] - 10:13 enjoy [1] - 3:17 enlarged [2] - 5:22, 6:4 enlarging [1] - 5:25 ESQ [1] - 1:19 existing [13] - 2:25, 3:21, 3:23, 3:25, 4:10, 4:12, 4:15, 4:21, 5:2, 5:16, 5:21, 6:9, 6:21 expanding [1] - 4:15 explain [1] - 8:16 extended [1] - 8:12 extension [4] - 2:15, 8:3, 9:14, 10:18 extent [1] - 3:23</p>	<p style="text-align: center;">H</p> <p>HALL [1] - 1:17 hand [1] - 12:12 hearing [2] - 11:15, 12:11 Heights [2] - 1:8, 2:13 HILLS [1] - 1:2 home [1] - 5:22 homeowner [3] - 2:8, 3:7, 8:2 homeowners [1] - 3:12 HORROCKS [1] - 1:21 Horrocks [1] - 12:24 house [8] - 4:7, 5:11, 5:19, 7:2, 7:10, 7:12, 9:20, 10:13 Howard [2] - 2:12, 7:25 HOWARD [2] - 1:7, 1:13</p>
<p style="text-align: center;">2</p> <p>20 [1] - 8:12 2024 [1] - 1:15 21 [4] - 6:22, 7:9 215-24(F)(8) [1] - 2:15 22 [1] - 1:15 24 [3] - 1:7, 2:13, 8:2 24-10za [2] - 1:6, 2:11 25 [2] - 8:3, 8:22</p>	<p style="text-align: center;">B</p> <p>backyard [2] - 3:16, 3:17 BEFORE [1] - 1:11 between [1] - 8:19 big [1] - 3:15 bigger [3] - 3:18, 6:12, 6:13 bit [1] - 5:11 block [1] - 3:21 BOARD [1] - 1:3 Board [2] - 8:18, 12:13 Board's [1] - 8:16 boundary [1] - 2:16 BRUCE [1] - 1:12 BY [1] - 1:21</p>	<p style="text-align: center;">D</p> <p>date [1] - 11:23 DATE [1] - 1:15 deck [34] - 2:16, 2:25, 3:8, 3:18, 3:23, 4:12, 4:22, 5:3, 5:9, 5:13, 5:17, 5:22, 5:23, 5:24, 6:4, 6:6, 6:9, 6:11, 6:13, 6:21, 7:6, 8:4, 8:7, 8:9, 8:12, 8:13, 8:17, 8:19, 9:4, 9:10, 9:13, 9:15, 9:18 decks [4] - 7:22, 10:3, 10:11 deep [1] - 5:17 DEPUTY [1] - 1:20 difficult [2] - 3:17, 9:9 disabled [1] - 9:8 DISPALTRO [1] - 1:13 distance [5] - 5:8, 6:25, 7:2, 8:18, 10:4 done [1] - 3:11 DOUGLAS [1] - 1:11 down [1] - 4:3</p>	<p style="text-align: center;">F</p> <p>face [1] - 9:24 facing [1] - 8:7 far [1] - 5:2 favor [1] - 12:10 feet [24] - 2:17, 2:18, 2:25, 3:2, 3:3, 4:13, 4:19, 4:20, 5:8, 5:10, 5:15, 5:17, 6:14, 6:15, 6:17, 6:22, 7:6, 7:7, 7:9, 7:10, 7:14, 7:18, 7:24, 10:19 figured [1] - 7:20 follow [1] - 4:10 foot [2] - 5:18, 10:18 forty [1] - 6:18 forty-one [1] - 6:18 foundation [1] - 3:22 fox [2] - 11:19, 12:7 Fox [4] - 1:7, 2:13, 8:2, 9:23 FOX [3] - 1:13, 9:17, 11:17 front [1] - 4:6 furniture [1] - 9:12</p>	<p style="text-align: center;">I</p> <p>IN [1] - 1:5 inches [2] - 2:17, 5:15 indicate [1] - 12:14 individual [1] - 2:8 inspection [1] - 10:24 interested [1] - 10:12</p>
<p style="text-align: center;">3</p> <p>31 [9] - 2:17, 3:3, 5:8, 5:14, 6:20, 6:23, 7:6, 7:7, 10:19</p>	<p style="text-align: center;">B</p>	<p style="text-align: center;">D</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">I</p>
<p style="text-align: center;">4</p> <p>41 [4] - 5:11, 6:17, 7:14, 7:16</p>	<p style="text-align: center;">B</p>	<p style="text-align: center;">D</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">I</p>
<p style="text-align: center;">5</p> <p>50 [4] - 2:18, 3:2, 5:17, 7:23</p>	<p style="text-align: center;">B</p>	<p style="text-align: center;">D</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">I</p>
<p style="text-align: center;">7</p> <p>7:30 [1] - 1:16</p>	<p style="text-align: center;">B</p>	<p style="text-align: center;">D</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">I</p>
<p style="text-align: center;">A</p> <p>able [1] - 11:2 above-captioned [1] - 12:21 accept [1] - 11:14 accurate [1] - 12:19 add [1] - 9:7 address [1] - 2:20 adjacent [1] - 10:3 advise [3] - 10:23, 11:11 ago [1] - 8:12 Alan [1] - 2:12 ALLAN [1] - 1:7 Allan [1] - 9:7 allowed [1] - 11:2</p>	<p style="text-align: center;">C</p> <p>captioned [1] - 12:21 Case [1] - 1:6 certified [1] - 12:19 chairman [1] - 6:24 Chairman [1] - 1:11 CHAIRMAN [2] - 2:2, 2:23, 3:4, 4:11, 4:21, 4:25, 5:6, 5:12, 5:20, 6:5, 6:21, 7:4, 7:13, 7:19, 10:15, 11:18, 11:21, 12:2, 12:6, 12:10, 12:15 chairs [2] - 9:5, 9:11 clear [1] - 5:18 CLERK/ TREASURER [1] -</p>	<p style="text-align: center;">D</p>	<p style="text-align: center;">G</p> <p>gate [2] - 11:6, 11:9 gentleman [1] - 11:8 given [1] - 6:10 GRABKOWITZ [1] - 1:7 Grabkowitz [2] - 2:12, 9:7 granting [1] - 3:8 group [1] - 11:3</p>	<p style="text-align: center;">J</p> <p>Joanne [1] - 12:24 JOANNE [1] - 1:21 jog [1] - 5:19</p> <p style="text-align: center;">L</p> <p>larger [1] - 3:7 Law [1] - 11:3 left [1] - 4:24 length [5] - 7:5, 8:8, 8:14, 8:17, 9:11 level [1] - 4:4 LEVIN [11] - 1:19, 5:14, 6:16, 6:19, 6:24, 7:8, 7:16, 8:15, 8:23, 11:23, 12:4 line [14] - 2:17, 5:3, 5:5, 6:9, 6:11, 7:3, 7:7, 7:11, 7:15, 7:23, 8:19, 9:18, 9:19, 10:12 lines [1] - 10:4</p>

<p>look [1] - 10:20 looking [2] - 5:20, 10:6 looks [2] - 4:14, 10:19 lower [1] - 4:3</p>	<p style="text-align: center;">O</p> <p>October [1] - 1:15 OF [4] - 1:2, 1:3, 1:5, 1:6 Official [1] - 12:25 Old [1] - 8:7 once [1] - 11:10 one [5] - 5:21, 6:18, 7:20, 9:3, 11:4 One [1] - 1:17 open [2] - 2:16, 5:22 originally [1] - 9:2 outward [1] - 4:16</p>	<p>reason [1] - 9:13 reasoning [1] - 3:6 record [1] - 2:9 relief [1] - 2:13 REPORTED [1] - 1:21 Reporter [1] - 12:25 required [1] - 2:18 Road [5] - 1:17, 8:7, 9:22, 9:24, 10:21 road [1] - 9:20 Rock [1] - 1:17 Roslyn [3] - 1:8, 1:18, 2:13 roughly [1] - 8:8 Run [4] - 1:8, 2:13, 8:2, 9:23 RUSSO [1] - 1:20</p>	<p>stenographic [1] - 12:20 steps [4] - 4:3, 4:6, 4:9, 4:15 still [2] - 5:18, 9:21 Strauss [1] - 11:22 STRAUSS [3] - 1:12, 11:20, 12:8 street [1] - 8:6 submitted [1] - 10:9 sufficient [1] - 3:8 surface [1] - 3:19 survey [2] - 10:7, 10:10 surveyor [1] - 10:5</p>	<p>wall [1] - 3:22 wants [1] - 3:7 WEIGLER [1] - 1:11 Wendy [1] - 11:11 WENDY [1] - 1:20 wood [1] - 5:22</p>
<p style="text-align: center;">M</p>	<p style="text-align: center;">P</p>	<p style="text-align: center;">S</p>	<p style="text-align: center;">T</p>	<p style="text-align: center;">Z</p>
<p>manage [1] - 2:5 Management [2] - 2:5, 2:10 matter [1] - 12:21 MATTER [1] - 1:5 mean [1] - 5:20 Member [4] - 1:12, 1:12, 1:13, 1:13 members [1] - 12:13 mention [1] - 6:8 MICHAEL [1] - 1:12 minimum [1] - 2:18 missing [1] - 11:7 motion [7] - 10:16, 11:14, 11:17, 11:18, 11:25, 12:5, 12:6 MR [45] - 2:21, 2:24, 3:13, 3:20, 3:24, 4:2, 4:5, 4:13, 4:14, 4:17, 4:18, 4:20, 4:23, 5:4, 5:10, 5:14, 5:16, 6:2, 6:3, 6:7, 6:14, 6:16, 6:18, 6:19, 6:24, 7:8, 7:12, 7:16, 7:21, 7:25, 8:15, 8:20, 8:23, 8:24, 9:17, 9:21, 9:25, 10:7, 10:10, 11:17, 11:20, 11:23, 12:4, 12:8, 12:17</p>	<p>p.m [1] - 1:16 package [1] - 10:8 page [3] - 3:14, 4:24, 5:21 part [2] - 3:24, 9:13 partner [1] - 9:7 permit [1] - 2:15 PLACE [1] - 1:17 plain [1] - 3:16 plan [2] - 4:6, 10:2 Pomeranz [4] - 2:12, 8:2, 8:15, 11:6 POMERANZ [6] - 1:7, 7:25, 8:20, 8:24, 9:21, 12:18 Powerhouse [4] - 8:7, 9:22, 9:24, 10:21 process [1] - 8:10 properties [1] - 9:22 property [15] - 5:3, 5:4, 6:9, 6:10, 7:2, 7:7, 7:11, 7:15, 7:23, 8:19, 9:18, 9:19, 10:4, 10:12, 10:17 proposed [1] - 7:6 proposing [4] - 8:5, 8:14, 8:21, 9:14 protect [1] - 3:11 provide [2] - 3:18, 10:7 provisions [1] - 2:14</p>	<p>S-O-S-A [1] - 2:22 second [3] - 4:23, 11:20, 11:21 seconded [1] - 12:7 section [3] - 3:14, 4:8, 4:9 see [12] - 3:5, 3:14, 4:5, 4:9, 4:22, 4:25, 5:2, 5:21, 6:5, 10:2, 10:8, 10:19 sense [1] - 10:14 setback [4] - 2:17, 5:18, 6:17, 8:23 setbacks [1] - 3:11 Shelter [1] - 1:17 shorten [1] - 5:8 show [1] - 10:11 showing [1] - 10:3 shows [1] - 3:20 side [4] - 3:14, 8:6, 9:23, 10:13 site [3] - 10:2, 10:16, 10:24 slope [1] - 3:15 SOSA [16] - 2:21, 2:24, 3:13, 3:24, 4:5, 4:13, 4:17, 4:20, 4:23, 5:4, 5:10, 6:2, 6:14, 6:18, 7:12, 10:7 Sosa [2] - 2:22, 2:23 Spenadel [1] - 12:7 SPENADEL [1] - 1:12, 3:20, 4:2, 4:14, 4:18, 5:16, 6:3, 6:7, 7:21, 9:25, 10:10 staked [3] - 10:18, 10:23, 11:10 state [3] - 2:3, 2:19, 10:25</p>	<p>table [2] - 9:5, 9:11 ten [4] - 4:13, 4:18, 4:20, 6:14 THE [23] - 1:5, 2:2, 2:23, 3:4, 4:11, 4:21, 4:25, 5:6, 5:12, 5:20, 6:5, 6:21, 7:4, 7:13, 7:19, 10:15, 11:18, 11:21, 12:2, 12:6, 12:10, 12:15 THOMAS [1] - 1:19 TIME [1] - 1:16 today [1] - 4:12 Total [2] - 2:4, 2:10 transcript [1] - 12:20 true [1] - 12:19 two [2] - 3:14, 11:4</p>	<p>Z-100 [1] - 5:21</p>
<p style="text-align: center;">N</p>	<p style="text-align: center;">Q</p>	<p style="text-align: center;">R</p>	<p style="text-align: center;">U</p>	<p style="text-align: center;">V</p>
<p>name [3] - 2:20, 2:21, 11:7 names [1] - 11:9 need [4] - 3:6, 11:5, 11:8 neighbor [3] - 8:3, 8:9, 8:22 neighbors [1] - 7:22 New [2] - 1:8, 1:18 new [1] - 6:11 next [2] - 2:3, 8:9 nlce [2] - 3:18, 6:7 NORTH [1] - 1:2 notes [1] - 12:20 November [3] - 11:15, 11:24, 12:2 number [1] - 9:3</p>	<p>questions [1] - 11:12 quite [1] - 9:4</p>	<p>raise [1] - 12:11 RAY [1] - 1:13 rear [2] - 2:16, 3:2 rearview [1] - 4:8</p>	<p>unanimous [1] - 12:15 understood [1] - 3:13 useful [1] - 10:2 uses [1] - 9:8</p>	<p>variance [4] - 2:25, 3:9, 5:7, 7:17 view [1] - 3:14 VILLAGE [3] - 1:2, 1:17, 1:19 Village [4] - 2:14, 3:10, 10:23, 11:2 visit [1] - 10:16</p>
<p style="text-align: center;">W</p>	<p style="text-align: center;">Y</p>	<p style="text-align: center;">X</p>	<p style="text-align: center;">Z</p>	<p style="text-align: center;">Y</p>
<p>walk [1] - 4:3 walker [2] - 9:8, 9:16</p>	<p>yard [1] - 3:2 Ydelfonso [1] - 2:21 YDELFONSO [1] - 2:22 years [1] - 8:12 York [2] - 1:8, 1:18</p>	<p></p>	<p></p>	<p></p>