

VILLAGE OF SLEEPY HOLLOW

ZONING BOARD

- - - - -X

RE: OPEN DOOR MEDICAL CENTER

- - - - -X

December 19, 2012

8:43 p.m.

Village Hall of Sleepy Hollow

28 Beekman Avenue, 2nd Floor

Tarrytown, New York

B E F O R E :

PETER KOFFLER, CHAIRMAN

MICHAEL WERNECK, BOARD MEMBER

LINDA MOIRON, BOARD MEMBER

TIMOTHY JUDGE, BOARD MEMBER

SHERRY BISKO, BOARD MEMBER

1 A P P E A R A N C E S :

2

3 LYONS McGOVERN, LLP

4 Attorneys for the Applicant

5 399 Knollwood Road, Suite 216

6 White Plains, New York 10603

7 BY: KYLE C. McGOVERN, ESQ.

8

9 HOCHERMAN TORTORELLA & WEKSTEIN, LLP

10 Attorneys for the Applicant

11 1 North Broadway, Suite 701

12 White Plains, New York 10601

13 BY: GERALDINE N. TORTORELLA, ESQ.

14

15

16 ALSO PRESENT:

17 JANET GANDOLFO, VILLAGE ATTORNEY

18 SEAN McCARTHY, VILLAGE ARCHITECT

19 LINDSAY FARRELL, CEO OPEN DOOR

20 GARY GIANFRANCESCO, ARCHITECT FOR OPEN DOOR

21 KEITH SAFIAN, CEO PHELPS MEMORIAL HOSPITAL

22 MICHAEL O'ROURKE, P.E., ADLER CONSULTING

23 ANITA WILENKIN, COO OPEN DOOR

24

1 THE CHAIRMAN: Okay. We'll start the
2 meeting now. The first item on the agenda.

3 We received a letter dated December 14th,
4 2012, from Hocherman, Tortorella and
5 Wekstein, with six CDROMS and DVDs and the
6 affidavit of Robert Weir. Those with
7 recordings of the breakdown of what the DVDs
8 show.

9 We have a letter from Hocherman dated
10 December 18th with a number of exhibits. And
11 I have a letter dated December 19th from
12 David Trovel to the board, which she had
13 requested to be added to the record.

14 I have an e-mail. This e-mail is from Dale
15 Rutledge to Sean McCarthy dated December
16 18th.

17 I have an e-mail dated October 16th from
18 Tom Capossela, who is a member of our board,
19 to me, and I have a second e-mail from Mr.
20 Capossela dated December 17th to me, and we
21 received an e-mail today, which I don't have.
22 Is that included in what I read?

23 MR. MCCARTHY: Yes.

24 THE CHAIRMAN: Okay. That's it.

1 Somebody speak on behalf of this application.
2 I did everything that's additional for the
3 record.

4 Please start the continuation. Let us
5 know your name and --

6 MS. TORTORELLA: Good evening. Thank
7 you. Geraldine Tortorella of Hocherman,
8 Tortorella and Wekstein, and we are
9 co-counsel with Kyle McGovern from Lyons
10 McGovern law firm, and we are representing
11 Open Door this evening.

12 Mr. Chairman, I didn't think I heard you
13 mention a December 12th, 2012, letter from
14 our firm with a number of submissions of
15 materials and exhibits that went along with
16 that, and if I misheard you, I apologize,
17 but, otherwise, I'd just like to be sure.
18 Let the record reflect that that has also
19 been provided.

20 THE CHAIRMAN: I have a December 14th
21 letter. Let me see if I also have the 12th.
22 There's another letter from the Hocherman
23 firm dated December 12th, 2012, issued itself
24 has a number of attachments to it. Okay. I

1 did not read it into the record.

2 MS. TORTORELLA: Thank you very much. We
3 have the same team here this evening that we
4 had at the last hearing from November 14th.
5 I mentioned Mr. McGovern. We also have Gary
6 Gianfrancesco, who's the project architect
7 from Arconics Architecture, and we have
8 Lindsay Farrell, who's the chief executive
9 officer and president of Open Door.

10 Mr. Adler, he's a traffic consultant from
11 Adler Consulting. He's actually out of town.
12 And in his place this evening, Michael
13 O'Rourke, who's a professional traffic
14 engineer, also with us. Mr. O'Rourke is
15 here.

16 And Anita Wilenkin is the chief operating
17 officer of Open Door. And she's with us this
18 evening; she was not with us on the 14th.

19 We have, it appears, two stenographers
20 tonight. I just wanted to ask, Mr. Chairman,
21 if we could just remind people, when they
22 speak, to identify themselves loudly and
23 identify their address, and I think for the
24 benefit of the stenographers, have them spell

1 their names.

2 I noticed that the transcript that we had
3 from the November 14th meeting actually had a
4 number of places where people's names or
5 addresses were left out, and in some
6 instances the testimony was inaudible. And
7 we'd like to get as accurate a record as we
8 can, and I would appreciate that.

9 MR. CHAIRMAN: Okay.

10 MS. TORTORELLA: We have provided a
11 number of petitions. As we've indicated
12 we've provided a lot of additional
13 information. The goal of these petitions has
14 been to address questions that were raised at
15 the last hearing, and also provide you with
16 some additional information that we undertook
17 to provide to you.

18 We have also attempted to address
19 requests for information that we received
20 from Mr. McCarthy last week, or identify
21 reasons why we believe those requests for
22 information aren't pertinent to this
23 application, and we indicated what we can and
24 what we cannot provide.

1 But what I would really like to focus on
2 this evening are just a few things. We're
3 happy to discuss anything with respect to the
4 submission, but I just want to focus the
5 board's attention on a few things.

6 One of the main questions that was asked
7 at the last hearing is why the family
8 residency program and Open Door's health
9 center cannot be moved from its proposed
10 location on North Broadway to Phelps Memorial
11 Hospital. We've provided you with an
12 explanation as to why that can't occur, why
13 it's in our view weakly and operationally
14 impractical to happen.

15 You have a letter from Mr. Safian, who's
16 the president and chief executive officer of
17 Phelps Memorial Hospital, that addresses this
18 point, as well as an affidavit from Ms.
19 Farrell.

20 And, in essence, what it really comes
21 down to is that Open Door is really well
22 suited and situated to run the family
23 residency program, and it is a federally
24 qualified health center. And as such, by

1 law, it needs to be located in a place that
2 it makes it accessible to its patients where
3 healthcare services are readily accessible to
4 patients, and as a health center, it reduces
5 barriers to the provision of medical
6 services.

7 As Mr. Safian indicates, Phelps is not a
8 federally qualified health center, nor can it
9 qualify as one, and, therefore, it would not
10 be able to operate that health center on its
11 campus.

12 It's also indicated in his letter to the
13 board that there's not adequate existing
14 medical office space on the campus that would
15 accommodate the office, nor in his view is
16 there time or the monetary resources
17 available to be able to construct a new
18 building and enough time to be able to have
19 the residency program operated in a timely
20 fashion.

21 Open Door, on the other hand, is a
22 federally qualified health center. It is
23 well situated to be able to operate. As I've
24 indicated, it needs to be located in a

1 central place and accessible to its patients.
2 There's a great concern on the part of Open
3 Door, as well as Phelps, that if you move the
4 function and the facility of the health
5 center and the residency program to Phelps,
6 you are not making healthcare accessible to
7 those people who need it, and busing 70
8 percent of the patients from Open Door to
9 Phelps is not the way that one encourages
10 access to healthcare.

11 And it also creates an operational
12 nightmare and a logistical nightmare in terms
13 of running a shuttle system throughout the
14 village and then depositing patients in mass
15 at Phelps Memorial hospital. The way a
16 medical office works, you need to stagger
17 patient visits and office visits in such a
18 way that physicians have and other healthcare
19 providers have enough time to be able to
20 properly treat the patients who arrive there.
21 If we have everybody arriving at one time,
22 we've got all sorts of issues with respect to
23 the coordination and the facilitation and the
24 provision of the medical services.

1 That additional delays for the people who
2 would be coming to Open Door to obtain
3 services from Open Door, and you have a
4 difficulty with doctors having enough time to
5 be able to provide adequate services, and all
6 of that is laid out in the submission.

7 There's also concern about the added traffic
8 impacts associated with running a shuttle
9 service throughout the town -- the village.

10 Open Door would not have a location in
11 which to have people meet to be able to pick
12 up that shuttle service, so you're talking
13 about having it stop along public streets,
14 and one could only imagine what kind of --
15 that would pose for traffic impacts and the
16 flow of traffic itself.

17 There was a comment made by a couple of
18 speakers about the fact that there are
19 medical providers who do have their health
20 centers closely located or right next door to
21 or at the hospital which is the sponsor of
22 the health center.

23 An example was Saint Joseph's in Yonkers.
24 Another example was a clinic that White

1 Plains Hospital runs. In all of those
2 situations, those health centers are
3 centrally located in close proximity to where
4 the patients reside, and for that reason it
5 really follows the model that Open Door is
6 trying to follow here in terms of its
7 location.

8 Phelps is 1.6 miles away from the center
9 of the village. It is in a location where
10 there are no sidewalks that will take you
11 from the center of the village safely to
12 Phelps; it's remote; the lighting is
13 questionable.

14 Security-wise, you have to walk through
15 the Philipsburg Manor along Route 9, the
16 Philipsburg Manor, in order to get to -- to
17 Phelps Hospital.

18 None of that is similar to the situation
19 that we're familiar with where health centers
20 are actually located at the place of the
21 hospital with which they're affiliated.

22 We also heard a lot of commentary at the
23 last meeting about how dangerous the
24 intersection is where the proposed office is

1 located, and how difficult that people are
2 expecting it to be for pedestrians to cross,
3 and about the concern of conflict between
4 pedestrians and vehicles across North
5 Broadway between Mickey's Automotive on one
6 side of the street and the proposed office on
7 the other side of the street.

8 And in order to evaluate that, Adler
9 Consulting took a look at the various
10 intersections in that area, the movements
11 that will occur throughout those
12 intersections, and has prepared a report and
13 a diagram and a map that explains how those
14 intersections work and what the relationship
15 is of the crosswalks and pedestrian activity
16 at the crosswalk where we expect our patients
17 to cross and the various vehicle
18 intersections.

19 I'd like to spend a little bit -- just a
20 very brief amount of time now just having
21 Mr. O'Rourke explain what they studied, what
22 his findings were, and then Open Door
23 actually did -- had two days of activities
24 videotaped, which are the six videotapes we

1 referred to, Mr. Chairman, and we have a
2 brief synopsis to play for the board tonight,
3 just so the board can see what we witnessed
4 in terms of how the intersection traffic
5 operated in relation to the pedestrian
6 traffic. This is Michael O'Rourke from Adler
7 Consulting.

8 MR. O'ROURKE: Good evening. For the
9 record, Michael O'Rourke, O, apostrophe S,
10 R-O-U-R-K-E, senior associate at Adler
11 Consulting, and I'm a licensed professional
12 engineer in the State of New York.

13 I wanted to first display this diagram,
14 this figure, which indicates the views of the
15 crosswalk. Top photo is looking from
16 Mickey's towards the Open Door site, and then
17 the bottom paragraph is looking from the Open
18 Door corner towards Mickey's. Marked
19 crosswalk, it is very, very open. You can
20 see -- you can see here traffic -- pedestrian
21 signal display here and here. It's what we
22 call a hand man.

23 Two different photographs in this
24 particular instance is when the pedestrian

1 phase would be operational. Here is a don't
2 walk sign.

3 What we -- in this case we do really
4 consider that since this is wide open with a
5 marked crosswalk with pedestrian signals,
6 this is a safe crossing. The analysis that
7 we did as part of our traffic study was a
8 five-year accident study.

9 In those five years there were a grand
10 total of seven accidents at this
11 intersection. None of the accidents at this
12 intersection and none of the accidents in the
13 five years for this area involved
14 pedestrians. And we previously documented
15 that; that is in the report.

16 I'd like to show now the operations that
17 we're talking about. When a pedestrian would
18 push the button and both of the signals are
19 push button activated, when that traffic
20 phase does come up, they would be given the
21 permission to cross the walking man, as they
22 call it, and at the same time, all the other
23 movements on southbound North Broadway and
24 northbound North Broadway, they're all

1 stopped; they're all seeing red indications;
2 they do not move.

3 The intersection -- the traffic movements
4 that are permitted at the time really
5 involves just North Broadway traffic. New
6 Broadway -- New Broadway. I'm sorry. I'm
7 reading it wrong. New Broadway.

8 The vehicles that are on New Broadway
9 would be permitted to come into the
10 intersection. They would be able to make the
11 right turn, but, of course, under state law,
12 the pedestrian has the right of way;
13 motorists have to stop.

14 Not only that, we're talking about a very
15 limited number of vehicles that can make that
16 turn. Our studies indicated, the accounts
17 that we did indicated, only five, maximum of
18 five vehicles in any peak hour are making
19 this turn.

20 At the same time, while you have
21 pedestrians moving in a marked crosswalk, all
22 the other movements on North Broadway in both
23 directions, they're all stopping. So they're
24 -- while there is simultaneous movements, the

1 pedestrian has the right of way. We have a
2 very limited number of vehicles making the
3 right turn from New Broadway. This isn't any
4 statistic. The studies that we've done show
5 that this is a safe intersection; there have
6 not been any accident that happened with
7 pedestrians. So that's really all I have to
8 say.

9 MS. TORTORELLA: We've provided you with
10 about six hours of videotape. We'd like to
11 play a minute-and-a-half, two minutes of it.
12 The videotape was of the activity in the
13 crosswalk across North Broadway from Mickey's
14 Automotive to the proposed location of the
15 Open Door office.

16 It was done during -- before, during, and
17 after the morning peak-hour period. We
18 provided an affidavit from the videographer,
19 which goes along with the videotapes and
20 summaries of activity in the intersection,
21 particularly pedestrian activity, so that if
22 you wanted to be able to look at the tapes,
23 they're all time-stamped. You could go to
24 the approximate time that's indicated on the

1 summary and be able to witness what location
2 that was taken at that point in time.

3 The videographer is Robert Weir. He's
4 the individual who provided the sworn
5 affidavit, and Mr. Weir is here this evening
6 assisting us with the presentation of the
7 videotape machine.

8 We picked this one time frame. We can
9 pick any time frame that you wanted us to,
10 but this was a good example of how the
11 intersection works with pedestrians and
12 vehicular traffic in that area. And for the
13 record, this is at -- started at
14 approximately 9:57.

15

16 (Playing of tape.)

17

18 THE CHAIRMAN: From here where is the
19 little crossing man in this picture? Okay.
20 It's white right now or it's red? When they
21 crossed it was white?

22 MR. O'ROURKE: Yes, it was.

23 MS. TORTORELLA: Unless you want to
24 continue to watch it, we just wanted to --

1 MS. BISHKO: Why would you choose 9:57
2 a.m. as opposed to when I'm there at 7:45 or
3 8:00 when the traffic is sometimes backed up
4 through the intersection?

5 MS. TORTORELLA: We can play 7:45 if you
6 would like us to.

7 MS. BISHKO: No, I'm just curious. It's
8 10 a.m. It's pretty light traffic at 10 a.m.

9 THE CHAIRMAN: What is the purpose of
10 showing this? That people -- my question in
11 watching, and I did watch them, was -- I was
12 amazed at how few people actually crossed
13 when it was white.

14 Everyone crossed when it was red, and not
15 only did they cross when it was red, some
16 didn't look both ways; some people ran
17 across; some people cut diagonally south.

18 They didn't even stay in the crosswalk.
19 They kind of went halfway and then diagonally
20 south towards -- towards -- you know, so I'm
21 just -- and I see and I didn't obviously
22 check the time stamp on the grid versus what
23 I watched, but I am not sure based on my
24 viewing that this is representational record

1 just based on my own -- without keeping
2 notes, just watching it.

3 I was actually surprised at how few
4 people, like the vast minority actually
5 crossed when it said to cross.

6 MS. TORTORELLA: The reason we picked
7 9:57 was because as we've indicated to you
8 previously, Open Door is -- intends to, and
9 it is part of its normal practice, to engage
10 with an educational campaign with its
11 patients.

12 We expect Open Door's patients to be able
13 to cross safely. We're proposing to have a
14 crossing guard available, particularly at
15 those busier times, and we expect that -- we
16 use this as an example of when one properly
17 crosses, how it's done, and that it's
18 effective, and we wanted to show the lack of
19 traffic that occurs in that area when this
20 signal -- when someone is allowed to cross
21 with the signal.

22 I acknowledge what you're saying, Mr.
23 Chairman. I think that you'll see a number
24 of instances, and it may even be the

1 overwhelming majority of instances where
2 people fail to properly cross with the signal
3 and in the crosswalk, but what you see in
4 those examples is that that's existing
5 pedestrians in this area, which we are not
6 responsible for; they're not coming to Open
7 Door; they're not our patients.

8 What you probably notice, I think in most
9 of those instances --

10 MR. JUDGE: Excuse me, but how can you
11 say that? Because you serve the community,
12 so do we know that those people who you're
13 observing here are not patients of Open Door?
14 I don't see how you can make that claim. You
15 can't determine whether they're patients of
16 or not patients of Open Door.

17 MS. TORTORELLA: The basis of my
18 statement is the fact that the overwhelming
19 majority of our patient population does not
20 come from this area; it comes from the area
21 that is south of Beekman Avenue and south of
22 this location.

23 So you are correct. We didn't survey
24 those people, and I don't have statements

1 from those people, and I accept that
2 correction and clarification.

3 But what you will see when you review the
4 videotapes and the DVDs is that those people
5 are getting across the street, they're
6 getting across the street safely, and the
7 conflicts that we heard testimony about just
8 don't seem to exist at that intersection
9 based on the peak hour, morning peak hour,
10 period that we did the tapes. If you want us
11 to review 7:45, we're happy to do that as
12 well.

13 THE CHAIRMAN: I think the point at least
14 that I'm reaching here is I don't understand
15 -- Mr. O'Rourke gave testimony that because
16 there's a walk sign, when that walk sign is
17 white, everything freezes and people have a
18 nice corridor to cross, but then watching
19 this, what I'm seeing is that most people are
20 crossing, not even in the crosswalk, and
21 they're not waiting for it to turn white,
22 which is a concern, I think, we raised in
23 more than one of the prior meetings that
24 people don't -- it's just maybe human nature,

1 call it what you want, but not everyone waits
2 until that moment when all the traffic is
3 frozen to cross.

4 And if we're thinking what we're seeing
5 on this as representational, and multiplying
6 it by the increased pedestrian traffic per
7 facility, you're going to have a lot more
8 people, maybe there's no mathematical
9 calculation for it, but you're going to have
10 more people crossing when they look both ways
11 and run across, and people are going to be in
12 kids.

13 There's a pediatric component of this,
14 people are going in firms, they're going to
15 be sick, it's a medical facility, so I'm only
16 raising this in response to what you're
17 showing. I don't see this as supporting the
18 idea that people wait until it says walk to
19 walk.

20 MS. TORTORELLA: The point is that people
21 can walk across the street at this crosswalk
22 and do it safely and get across the street,
23 and the conflicts that we heard testimony
24 about and the dangerousness of the

1 intersection isn't borne out by what we
2 videotaped in terms of actual conditions.

3 That's the point of the videotape. We've
4 got hundreds of people who cross the side --
5 who cross the street, not just in this
6 location, but at Hudson Terrace across North
7 Broadway, at Beekman Avenue, down on
8 Lawrence.

9 We have accounts of the numbers, but we
10 did accident studies over a five-year period,
11 we reviewed the accident records over a
12 five-year period, and in none of that period,
13 even though there were hundreds of people who
14 were crossing during that period was there
15 any pedestrian accident.

16 We are introducing, during a peak hour,
17 less than ten people crossing the street
18 during most of those instances.

19 THE CHAIRMAN: But I'm just addressing
20 the point that your expert came up and said,
21 look, we've got this protection. When it
22 turns white and the man says to cross, people
23 cross and they're protected.

24 And I'm just pointing out that reality

1 says differently. I'm not suggesting that
2 anyone was injured in the video we're
3 watching, but simply that the persuasiveness
4 of having a cross time that's safe isn't
5 really necessarily as relevant as it would
6 seem based on the reality that most people
7 don't wait for that moment to cross. That's
8 all.

9 MR. JUDGE: And I still have a concern,
10 and I don't believe it was addressed. I did
11 not get to watch all of the DVDs that were
12 provided by the applicant, but I still have a
13 concern that, you know, people tend to --
14 we're kind of like water. They're going to
15 take the shortest path, and I think you're
16 going to find a lot of your population is
17 going to come down Lawrence Avenue and cross
18 Route 9 where there is no crosswalk, where
19 there is no signal, and that poses a
20 significant safety issue.

21 Now, I might be wrong, but my guess is
22 that human nature is that people are going to
23 take that shortcut rather than coming all the
24 way up Beekman to the Broadway across this

1 particular crosswalk.

2 MS. TORTORELLA: I want to clarify, and
3 these statistics are in the record in the
4 traffic studies. During the 8 to 9 a.m.
5 period, there are 270 pedestrians who are
6 counted crossing the street, not just at this
7 crosswalk, but in the area where we studied
8 the pedestrian activities, and that included
9 North Broadway, Beekman Avenue, and Hudson
10 Terrace and Bedford Road and Lawrence in that
11 section.

12 And I misstated: We are adding during
13 the peak-hour period 13 additional
14 pedestrians, and that's at the height of our
15 operation in year three of the residency
16 program.

17 THE CHAIRMAN: Just to be clear, 13
18 pedestrians per hour?

19 MS. TORTORELLA: Yes, during that
20 peak-hour period. We look at peak hours
21 because those are worst-case scenarios, so
22 based on our patient projections and what we
23 expect in terms of patient visits, we
24 extrapolated from that how many additional

1 pedestrians we expect to be generating as a
2 consequence of our larger space and our
3 expanded program.

4 THE CHAIRMAN: So to sort of simplify it:
5 That's 13 patients an hour? Because people
6 are generally walking -- that's how they're
7 getting; right? They're walking, and they're
8 coming west side of Route 9?

9 MS. TORTORELLA: Yes.

10 THE CHAIRMAN: 13 patients an hour?

11 MS. TORTORELLA: And that's during the 8
12 to 9 a.m. period. At the 12 to 1:00 period,
13 we currently have 230 people crossing the
14 street. We're going to add more than 13.

15 We're going to add -- our projections
16 indicates 19 pedestrians based on our patient
17 projections.

18 And from 4 to 5 p.m., 115 people are
19 crossing the street, and our operation would
20 add, by our projections, 12. And I would --
21 I would -- I understand the statement about
22 the fact that human beings don't necessarily
23 stay in the crosswalk, but what we believe
24 this shows is that even when they don't, the

1 traffic movements at this intersection during
2 the period that we did the taping is such
3 that people can safely cross the street
4 without coming into conflict with vehicles,
5 which is what this was intended to show.

6 We've proposed -- if you deem it
7 warranted, to undertake, to have a crossing
8 guard, assisting crossing the street, if the
9 village is willing to let us do that, we
10 would bear the cost of that.

11 And we also think the number of patients
12 that we're adding -- the patients that we're
13 adding will be educated both in terms of the
14 safest routes to travel and be provided with
15 diagrams until they're accustomed to it.
16 Can I guarantee that they're going to walk
17 those routes? I can't guarantee it, but I
18 have to tell you that they're savvy
19 pedestrians. That they're going to be able
20 to understand where it's safe to cross and
21 where it's not safe to cross.

22 Walking is the way these patients, the
23 majority of our patients, are able to get
24 from point A to point B.

1 It is their primary mode of
2 transportation, whereas for many of us, it's
3 simply a recreational moment. So I would
4 invite you to review this. If you see
5 discrepancies and you want to ask us about
6 it, we're happy to discuss it, we're happy to
7 rewind it, and look at the 7:45 period.

8 The summary was in an effort to be able
9 to make it efficient for you to be able to
10 review the DVDs. Unless you have any
11 questions as to what our point was behind it
12 I --

13 MS. MOIRON: I have a question. A couple
14 questions about the walkway.

15 That's only activated by pushing the
16 button; correct?

17 MS. TORTORELLA: That's correct.

18 MR. O'ROURKE: Yes, that is correct.

19 MS. MOIRON: And that's about -- from my
20 calculation is was about five to six seconds
21 flashing white man, then it does the
22 trafficking red man which says, you know,
23 warning, don't start or cross the walk, so
24 about 10 to 12 seconds to cross the street.

1 MR. O'ROURKE: I don't have the actual
2 numbers in front of me, but what you would
3 have is the white for six seconds
4 approximately or longer, and then you would
5 get a flashing hand, which would be a
6 specific set of time, and then you would have
7 a solid hand.

8 And understand that even after the solid
9 hand, there is a three-second clearance, so
10 you actually have three components to this to
11 allow people to cross and just to pick
12 numbers, six seconds, six seconds, and
13 another three, and I do believe it's
14 different and longer.

15 MS. MOIRON: Is there a difference in the
16 timing of everybody else's lights, the red
17 light, the green light for all the other
18 roads, Hudson Terrace, when that light is
19 pushed, when that walk?

20 MR. O'ROURKE: No, the walk signal works
21 concurrent --

22 MS. MOIRON: Okay. So there's no
23 difference in the traffic.

24 MR. O'ROURKE: Out of New Broadway.

1 MS. MOIRON: Is that -- the DOT, are they
2 responsible for the walk sign.

3 MR. O'ROURKE: The department of
4 transportation is responsible for the entire
5 cycle and the phasing that is here because it
6 is Route 9, and it's their responsibility.

7 MS. MOIRON: I mean, I notice in some
8 places, you know, it says wait for the walk
9 signal, you know, for the pedestrian.
10 There's no signs on here.

11 MR. O'ROURKE: There are no signs on
12 here, no, but that is the law.

13 MS. MOIRON: So if they do not push that
14 button, they will not get a flashing light
15 even though the traffic patterns would allow
16 them to cross.

17 MR. O'ROURKE: That's correct. You do
18 need to push the button to activate
19 pedestrian crossing. The signal phase itself
20 for New Broadway would come up, but unless
21 they push the button, the pedestrian phase
22 would not activate.

23 THE CHAIRMAN: And is this the only
24 crosswalk in the near vicinity crossing New

1 Broadway?

2 MR. O'ROURKE: There are crosswalks
3 certainly down on Beekman Avenue.

4 THE CHAIRMAN: I understand. Any further
5 north? Is there a crosswalk right across
6 from Beekman that goes across from the diner?

7 MS. CROWE: From the diner to New
8 Broadway. It's like a triangle almost.

9 MR. WERNECK: There's three other
10 crosswalks within a one-block vicinity.

11 MR. O'ROURKE: Correct.

12 MS. BISHKO: Take you around the diner
13 and across obviously cross.

14 MR. O'ROURKE: Crosswalk here -- I'm
15 sorry, crossing North Broadway at the site,
16 there's a crosswalk across Bedford Road on
17 the east side of North Broadway, and you can
18 also see on the west side of North Broadway
19 crossing Beekman, there's also an island
20 there, and there is a crosswalk here crossing
21 again North Broadway on the south side of
22 what would be Beekman Avenue.

23 There is also under here a crossing -- a
24 crosswalk cross Hudson Terrace on the east

1 side of North Broadway.

2 MS. MOIRON: Now, currently, there used
3 to be a trip on that light coming out of New
4 Broadway. That trip is -- now doesn't work,
5 and it always turns green coming out of New
6 Broadway.

7 MR. O'ROURKE: That is essentially fixed
8 timed all the time, yes.

9 MS. MOIRON: Right. Maybe some point in
10 the future if they deem that that should be
11 fixed or if they want it like that, I don't
12 know, that would change. Then you wouldn't
13 get that same green light on New Broadway
14 which allow -- it's currently for the
15 pedestrians to cross on that crosswalk.

16 MR. O'ROURKE: But what you would get,
17 again, when the pedestrian pushes the button
18 --

19 MS. MOIRON: When they push the button.

20 MR. O'ROURKE: Is it possible that New
21 York State DOT will do something here on New
22 Broadway.

23 MS. TORTORELLA: Not according to the
24 testimony we heard from some people last time

1 when they have been totally unresponsive.

2 MS. MOIRON: But in that case, they
3 wouldn't get that time that they do now
4 because they would have to basically push the
5 button in order to get the same --

6 MR. O'ROURKE: Pushing the button would
7 -- in that case, if we did get to that point
8 pushing the button, it would activate the
9 pedestrian signal and it would -- in all
10 likelihood it would provide the green
11 indication for New Broadway.

12 THE CHAIRMAN: Can you just explain a
13 little bit more about your crossing guard
14 proposal.

15 MS. TORTORELLA: The crossing guard
16 proposal that we've made is mitigation that
17 we've proposed. If you believe that that's
18 necessary in order for people to safely cross
19 the street across North Broadway from
20 Mickey's Automotive to the proposed office
21 and back, that would be -- we envisioned that
22 would be someone employed by the village, but
23 paid for by Open Door.

24 Similar to the type of operation that

1 occurs with the crossing guard over at the
2 high school, middle school location.

3 That crossing guard would not stop
4 traffic in our view. We don't believe that
5 that would be allowed to happen. In other
6 words, they can't interfere with the
7 signalization that's currently in operation,
8 but the crossing guard would be available to
9 push the button for people and assist people
10 when it's time to go across street and make
11 sure they understand the right time to go
12 across the street and in the crosswalk.

13 So it's a guardian, if you will, to
14 ensure the safe crossing of the street should
15 you deem it necessary or appropriate
16 mitigation, so that's what we've offered to
17 do in that instance.

18 Given the numbers that we're talking
19 about in this particular location, we don't
20 necessarily believe that that mitigation is
21 necessary, but it is what we are offering to
22 address some of the concerns about the safety
23 of pedestrians crossing the street.

24 THE CHAIRMAN: But to be clear, what

1 you're offering is that you would pursue such
2 an arrangement. Obviously, you can't
3 guarantee this arrangement because this is
4 not something that's within your control
5 necessarily to implement.

6 MS. TORTORELLA: That's correct. We
7 would need the assistance and cooperation of
8 the village in order to be able to implement
9 that mitigation. We would expect that the --
10 being able to do so would be a condition of
11 any variance that the board would grant if
12 it's mitigation the board believes is
13 necessary in connection with this
14 application.

15 But it would be, in my view, premature
16 for us to go seek that provision from the
17 village board and seek its assistance if we
18 don't -- aren't required to as part of the
19 mitigation or if this application changes in
20 some form. Much like you heard last time
21 about the landscape architect not yet being
22 brought on the for the salvation army
23 application.

24 THE CHAIRMAN: Is this something that you

1 discussed with them? Is there any precedent
2 for this? You said it's similar to what's
3 done with the high school; it's not.
4 Physically, there's a person there helping
5 kids cross the street, but in a technical
6 fashion, it's not the same at all because
7 this is not a municipal service, so to speak;
8 this is through the village.

9 It's a private enterprise in which you
10 want the village to hire somebody that you
11 pay for. I mean, I'm not sure what all the
12 technicalities of all that is, but it sounds
13 like a fairly unique situation that I've not
14 seen before.

15 Is that something you've had preliminary
16 discussions about even though it's maybe
17 premature to get permission.

18 MS. TORTORELLA: We have not, not with
19 the village board, but it seems to me that if
20 we were bearing the full cost, I don't
21 understand what the reason the village board
22 would ask and not trying to cooperate with
23 that measure if your board were to deem it an
24 appropriate addition, understanding that your

1 board can't permit it to occur, and it can't
2 be the vehicle through which it occurs.

3 But I don't understand why the village
4 board would not want to do something to make
5 this intersection safer when we have heard
6 from a number of residents in the village
7 that it's such a treacherous intersection.

8 THE CHAIRMAN: Well, I wasn't suggesting
9 they were or weren't. I was just asking:
10 Have you had any preliminary discussions with
11 them?

12 MS. TORTORELLA: We have not.

13 THE CHAIRMAN: And could we just spend a
14 few minutes going over again the radius of
15 the anticipated pedestrians, because I know
16 last time we went over the distance that you
17 talked about that presently is a -- I don't
18 remember if it was a half a mile or a quarter
19 mile circumference around the existing Open
20 Door that you said some percentage of your
21 patients walk within that, and that by moving
22 it to the new location, a lot of that was not
23 going to change, and the patients who
24 presently live between the old facility and

1 the new facility, their pedestrian commute
2 would remain unchanged.

3 I think the question was what about the
4 patients that live on the other side further,
5 you know, essentially southwest of the
6 existing facility. What -- how that would
7 increase their pedestrian commute, and do you
8 expect them to continue to walk the way they
9 walk now?

10 MS. TORTORELLA: The diagram that I put
11 up, the patient vicinity map, is part of our
12 submission from our original submission.
13 This is pretty much a snapshot in time
14 looking at our patient population and
15 diagramming just numerically where the
16 patients are coming from or use the services
17 of Open Door.

18 And based on the number of patients that
19 were evaluated with this analysis, we have
20 2,657 of our 6,253 patients who are just
21 within a quarter mile. This is a quarter
22 mile location from the current location at 80
23 Beekman Avenue.

24 Excuse me. I clarify that. This is a

1 one-mile vicinity. Gary, do you want to
2 explain.

3 MR. GIANFRANCESCO: Mr. Chairman, members
4 of the board, Gary Gianfrancesco,
5 G-I-A-N-F-R-A-N-C-E-S-C-O, of Arconics
6 Architecture PC. We're the architects and
7 planners with regard to this application.

8 Based on Open Door patient records, we
9 mapped the location. We divided Sleepy
10 Hollow essentially, and we went into
11 Tarrytown a bit into four quadrants, with
12 North Broadway being the center line, and
13 then we went across up Beekman essentially to
14 create the four quadrants. And as Ms.
15 Tortorella was saying, of the 6,253 patients
16 within that one-mile boundary, approximately
17 2,657 of them are within that one mile.

18 And as you can see on Quadrant Number 1,
19 which is northwest, there's only 242 patients
20 within that quadrant. Within Quadrant Number
21 2, which includes the Weber Park area and
22 points north, there are 62 patients; however,
23 when you come down and start approaching
24 Beekman Avenue into Quadrant 3, there are

1 2,288 patients residing in this quadrant.

2 And then Quadrant 4, which is on the
3 easterly side of North Broadway, there are
4 only 65 patients that currently reside within
5 that area.

6 And one of the points we brought out at
7 last month's meeting was the fact that the
8 difference in distance between the current
9 Beekman Avenue facility and the proposed
10 facility at 300 North Broadway is a quarter
11 of a mile walking distance difference, so
12 it's a quarter mile north of the current
13 facility. And, again, as was referenced --

14 THE CHAIRMAN: So that's a quarter mile
15 walking distance or straight line distance?

16 MR. GIANFRANCESCO: Correct, that's
17 walking distance. I believe we mapped it up
18 Beekman, down Lawrence, and then extending to
19 the facility was the most direct route, and
20 that was utilizing Google Maps as the basis
21 for calculating the area.

22 And as was represented, our clientele is
23 pedestrian savvy. They're used to walking;
24 they walk to the Laundromats; they walk to

1 the grocery store and back and forth, and we
2 don't -- we don't believe that having to walk
3 a quarter of a mile further for your
4 healthcare is going to deter any of our
5 patients moving forward.

6 THE CHAIRMAN: But if somebody is already
7 walking a quarter mile in the other
8 direction, so now it goes from a quarter to
9 half a mile to walk or more, based on those
10 quadrants, what's the length -- the maximum
11 distance that somebody would have to walk.
12 Assuming -- right now the patients are
13 walking a half a mile?

14 MR. GIANFRANCESCO: Well, this point
15 being one mile from the proposed facility,
16 and if they were walking from the furthest
17 most point, they would be walking -- they
18 actually be walking a little different route.

19 It may not be in total a quarter mile in
20 addition. It may actually, in fact, be less.

21 MS. TORTORELLA: Do you have the other
22 aerial that we -- we took another look at
23 this.

24 MR. GIANFRANCESCO: Again, based on Open

1 Door records, we mapped the origin of our
2 patients. The streets indicated in color
3 represent 80 percent of the users of the
4 current Sleepy Hollow facility in ZIP code
5 10591.

6 The red being the higher density of
7 patients, and that would range from 200 to
8 375 patients on these streets which are
9 marked in red, that being Beekman,
10 Washington, Cortlandt, and College.

11 Those are the higher densities of our
12 patients, and they range between 200 and 375
13 patients on those streets.

14 The yellow represents a range of patients
15 from 70 to 200, and those streets are
16 DePeyster, Valley, Clinton, and Chestnut.
17 Again, we mapped them fairly clearly so you
18 can see the arterial approach leading to 300
19 North Broadway.

20 The last grouping which is this
21 (indiscernible) color is a patient density of
22 50 to 70 patients, and those streets are
23 Howard, Cedar, Broadway, Pocantico, and
24 Lawrence.

1 The interesting thing is that the
2 residents residing in ZIP code 10591
3 represent 70 percent of the total users of
4 the current Beekman Avenue facility. And we
5 think that's fairly compelling.

6 THE CHAIRMAN: Okay. So to be clear,
7 that 30 percent of the patients are outside
8 of one mile. And this all represents 80
9 percent of that 70 percent.

10 MR. GIANFRANCESCO: I believe that's
11 correct.

12 THE CHAIRMAN: Let's start by saying that
13 these colors represent 80 percent --

14 MR. GIANFRANCESCO: Of the current users
15 of the Sleepy Hollow facility residing in ZIP
16 code 10591.

17 THE CHAIRMAN: 80 percent of 70 percent.

18 MR. GIANFRANCESCO: 70 percent.

19 MS. TORTORELLA: And then -- in addition
20 to that, to address the issue of how people
21 are traveling to the site, we did the survey
22 on separate dates where patients were
23 actually interviewed when they came into
24 their patient visits and asked how they

1 arrived at the site.

2 We did that analysis. Adler Consulting
3 did it in November of 2011 and again in March
4 of 2012. And the results of that survey were
5 that 70 percent of the patients arrived at
6 the site by walking.

7 The other five percent, two percent
8 approximately, two percent arrived by public
9 transportation, and the other three percent,
10 I believe, arrived in some other fashion,
11 either by being dropped off by taxi or some
12 other mode of transportation.

13 MR. JUDGE: Could you refresh my memory
14 of what the total patient population is
15 regardless of ZIP code.

16 MS. FARRELL: We could serve up to 9,000
17 people.

18 MR. JUDGE: So, yeah, I mean,
19 approximately. I'm not asking --

20 MS. FARRELL: That's the number of HUD
21 designated low income --

22 MS. TORTORELLA: If I could repeat just
23 so that it's picked up. Ms. Farrell just
24 stated that the patient -- the population --

1 low-income population in 10591, based on
2 H-U-D, HUD statistics is approximately 9,000.

3 MR. WERNECK: When you stated that the
4 current patient load is approximately 6700;
5 is that correct?

6 MS. FARRELL: No, it's 4,000.

7 MS. TORTORELLA: No, the current patient
8 -- it changes over time, but the patient
9 population reflected on this particular map,
10 I did mention was 6,253.

11 The patients that Open Door has as its
12 patient list is approximately 4,000 patients.
13 And we are in -- our space currently that's
14 being used is 5,000 square feet. It's
15 currently operated as a medical office in a
16 new building. If that's your next question
17 I'm anticipating, is approximately 12,000
18 square feet.

19 MS. CROWE: Is the rest classroom space;
20 correct?

21 MS. TORTORELLA: No, it's not classroom
22 space. There are medical offices, there is a
23 -- what's shown on the floor plan is a
24 conference rooms, but it's really a meeting

1 room, but it's not classes that will be
2 conducted in that fashion like you would
3 normally think.

4 The residents who come to the facility in
5 year one are only there max a half a day a
6 week, a little bit longer in year two, and a
7 little bit longer in year three, but no
8 teaching classes in the traditional sense
9 would be taking place at Open Door. That
10 would be happening over at New York Medical
11 College -- I'm sorry, at Phelps.

12 MS. CROWE: Would you have education for
13 patients at the facility beyond the
14 conference room?

15 MS. TORTORELLA: Education for patients
16 would occur through the assistance of patient
17 advocates who work with the patients, but no
18 group therapy or group education programs
19 would be taking place.

20 MS. CROWE: Well, like diabetes, where
21 you would get a large -- not a large group,
22 but say ten to twenty people with diabetes
23 education, you're not going to do that.

24 MS. TORTORELLA: We are not going to do

1 that.

2 MS. CROWE: Is it all individually.

3 MS. TORTORELLA: It's done all
4 individually on a case-by-case basis.

5 MS. BISHKO: You gave statistics of 13
6 pedestrians per hour at peak times in the
7 morning, 19 per hour at noon in addition to
8 those who you saw crossing.

9 MS. TORTORELLA: Correct.

10 MS. BISHKO: Does this reflect the 4,000
11 patients who you currently have in the
12 current facility or what you anticipate would
13 be -- obviously, the patient load will
14 increase in that space. Does the 19 reflect
15 that increased number of patients in that new
16 space.

17 MS. TORTORELLA: Yes, it does.

18 MS. BISHKO: Or is it current.

19 MS. TORTORELLA: No, those numbers are
20 based on a patient projection, based on our
21 increased space and the changes in our
22 operation program.

23 MS. BISHKO: If I read your statistics
24 correct, 4,000 patients, 70 percent walk, so

1 1200 would have access to automobiles or cabs
2 or however they get there.

3 Of this in 19 in the peak amount of time,
4 how many -- those are just the pedestrians,
5 and there's also driving the patients as
6 well.

7 MS. TORTORELLA: That is correct. So,
8 for example, 8 to 9 a.m., there's 13
9 pedestrians. That represents the portion of
10 the patients that would be treated during
11 that peak hour period at Open Door, and the
12 balance of the patients of approximately 30
13 percent would end up arriving in some other
14 fashion other than foot. So whether it's
15 cars, public transportation, or being dropped
16 off.

17 MS. BISHKO: And your shuttle back and
18 forth between Phelps and the facility, how
19 often would that run? I mean, would that run
20 continually back and forth.

21 MS. TORTORELLA: I'm reluctant to say
22 continually, but my understanding is that it
23 will run at least -- probably twice an hour,
24 if not more frequently than that when shifts

1 are changing. I don't know whether the
2 shifts would be set up, but we'd be willing
3 to provide that information in terms of what
4 our expectation would be.

5 MS. BISHKO: And this is a bus, some sort
6 of bus.

7 MS. TORTORELLA: It would be a van.

8 MS. BISHKO: And that pulls up in front
9 of the facility, makes the left off Route 9
10 in the facility.

11 MS. TORTORELLA: Yes, coming from Phelps.
12 That is correct.

13 MS. BISHKO: So twice per hour.

14 MS. TORTORELLA: Yes, and that's coming
15 into the parking area and allowing people to
16 get out in the parking area as opposed to on
17 the street.

18 THE CHAIRMAN: And that's multipurpose
19 turns to get back out.

20 MS. TORTORELLA: Yes, and we did provide
21 diagrams of how vehicles would be turning
22 around within the parking lot.

23 THE CHAIRMAN: A van is little larger
24 than a regular car, and that's why I ask.

1 MS. TORTORELLA: Right. The turning
2 diagrams that were provided were actually for
3 ambulance and taxis and other kinds of
4 vehicles so that you can could see that, but,
5 yes, you are correct.

6 MS. BISHKO: And if a car is coming out
7 of that parking lot, it can't make a left.
8 Is it not allowed to make a left turn.

9 MS. TORTORELLA: It is not allowed.

10 MS. BISHKO: Has to make a right.

11 MS. TORTORELLA: You are correct. It is
12 not allowed to make a left turn pursuant to a
13 condition of a site plan approval.

14 MS. BISHKO: And if a car were coming out
15 and making the right, the van coming in -- I
16 mean, can it go in and two cars cross each
17 other.

18 MS. TORTORELLA: Yes. The opening is a
19 little over 21 feet wide, which is a two-way
20 curb path, so it would allow vehicles to go
21 in and out simultaneously.

22 MS. BISHKO: And I'm just anticipating
23 that eight to nine hour, and, again, I'm
24 there -- I'm in that intersection ten times a

1 day. I shuttle kids, go to work there. I
2 mean, the traffic does back up during that
3 eight to nine hour. You sit in traffic, cars
4 are going in, pedestrians are now crossing,
5 13 people crossing the late. I mean, there
6 is anticipated that there is going to be
7 traffic backup I think it's --

8 THE CHAIRMAN: Well, that's a fact that
9 the traffic backs up down the hill north any
10 number of distance. That's actually a
11 regular source of congestion right there.
12 Anything north of that crosswalk backs up.

13 MR. JUDGE: My concern, which I spoke to
14 last meeting, in terms of the five-point
15 turn, the vehicle can do that turn in there,
16 and, yes, you have enough space for two
17 vehicles -- for egress and, you know,
18 entrance, but at the same time, if you have a
19 vehicle that's trying to do a five-point turn
20 and you have a passenger car come in and
21 start in the driveway, it can interrupt the
22 ability of that vehicle to make a turn and
23 then you start to develop the situation where
24 you have a car halfway in the driveway, and

1 you start backing traffic up on Route 9.

2 As an example, this is what happens at
3 C-Town. People stop their car right at the
4 entrance to the store as opposed to going far
5 enough in, and suddenly traffic is now backed
6 up and it starts to cause issues on the road,
7 because people can't get into the parking lot
8 itself.

9 This I think is an issue of concern,
10 especially when you have to do a five-point
11 turn in that particular area. It is very
12 tight.

13 MR. O'ROURKE: While it may be tight,
14 there is sufficient space here when you have
15 the vehicle this far up in the turn, as an
16 example. As they're starting to maneuver,
17 you still have this space, and you do have a
18 fairly wide, which you wouldn't want to use,
19 but you do have a very wide northbound lane
20 for Route 9.

21 That is a wide area there, and you really
22 would not have vehicles backing out. In
23 addition to what you have in the parking lot,
24 you still have a four- or five-foot sidewalk

1 that theoretically could be used as a storage
2 as the vehicle starts to move in, so the
3 chances of it blocking the roadway are slim.

4 MR. JUDGE: I might disagree, but I hear
5 what you're saying. Thank you, sir.

6 MR. GIANFRANCESCO: Mr. Chairman, also in
7 response to that, the revised site plan that
8 we submitted takes away that five-point turn.

9 We've consolidated the parking such that
10 the vehicle would come in -- come to this
11 point, utilize the open loading space and
12 then be able to exit. So the revised site
13 plan takes away some of that restraint.

14 THE CHAIRMAN: That assumes everyone is
15 in the space, no other cars are there,
16 everyone's parked, and it's all quiet and
17 people come in and turn around. In reality
18 it can be a car trying to get in, trying to
19 get out, a car backing into a space, trying
20 to get out of a space. I mean, that's just
21 reality.

22 Also, as a practical matter, I would
23 imagine someone coming is going to drive.
24 They're going to slow down; they're going to

1 want to see if there's a parking space; they
2 don't know if there's parking or not. They
3 drive up; they stop; they look. How many
4 spaces is there; seven.

5 MR. GIANFRANCESCO: Seven.

6 THE CHAIRMAN: Seven spaces. No parking,
7 so then what?

8 MR. GIANFRANCESCO: But we are referring
9 to 30 percent of our total clientele.

10 THE CHAIRMAN: Fine. So somebody comes
11 to drive, all seven spots are taken. What do
12 they do?

13 MR. GIANFRANCESCO: Hopefully there is
14 enough visibility where they would just move
15 on. They wouldn't necessarily be making the
16 turn into the driveway.

17 THE CHAIRMAN: And move on where?

18 MR. GIANFRANCESCO: To any available
19 street parking which we demonstrated exists.

20 MS. BISHKO: But not unless they're
21 slowing down and looking, and, again, it's
22 causing traffic to back up on Route 9, which
23 is the town's existence.

24 MR. GIANFRANCESCO: Well, if you're

1 coming from the north from Route 9 heading
2 south, again, I think we demonstrated that
3 there's only 242 of our total patients within
4 one mile of the facility that would be
5 possibly taking that route. Now, take 70
6 percent of them as walkers, and that number
7 greatly diminishes.

8 MR. JUDGE: Last month there was -- and
9 I'm going to ask again, for a clarification,
10 the total number of patients that you can see
11 in an hour.

12 So how many patients would you have
13 scheduled per hour?

14 MS. FARRELL: So a typical physician sees
15 three patients an hour, one every 20 minutes,
16 so the way we're staffing the facility at its
17 maximum in the third year full tilt, and
18 that's with 18 residents and a variety of
19 physicians and faculty, the faculty
20 supervising the residents, 27 maximum.

21 Now, somebody's out sick or if somebody's
22 late or if somebody's on vacation, we believe
23 that it could be as little as ten, so in the
24 third year of operation, the range of

1 patients per hour is anywhere between 10 and
2 27.

3 MR. JUDGE: Okay. Thank you very much.

4 THE CHAIRMAN: Do you have any statistics
5 or observational data as to what number or
6 percentage of patients show up alone? So,
7 for instance, children who come with parents,
8 sometimes seniors may come with another
9 adult. Generally, the patients show up one
10 patient shows up for its appointment, or do
11 patients tend to show more than just
12 themselves?

13 MS. FARRELL: You'd have to ask the
14 doctors.

15 THE CHAIRMAN: Well --

16 MS. FARRELL: Pediatrics would be with
17 adults.

18 THE CHAIRMAN: I'm assuming based on the
19 idea that each patient shows up alone.

20 MS. TORTORELLA: They are.

21 MS. HENRIQUEZ: I am Dr. Naida Henriquez,
22 N-A-I-D-A H-E-N-R-I-Q-U-E-Z. I practice at
23 the Ossining site for 15 years, and we have a
24 similar situation at the high school is

1 within walking distance, and many of our
2 patients are students that would walk down
3 from the high school by themselves, so it's
4 one student coming down, they're treated, and
5 then they walk back up the hill to school.

6 THE CHAIRMAN: Um-hum. Okay.

7 MR. JUDGE: The reason I was asking that
8 is if we're -- the assumption is that 70
9 percent of the patients are walking based on
10 your data, and that 30 percent are coming in
11 a vehicle, and you only have seven spaces.

12 You're looking at somewhere between three
13 and seven vehicles just on the -- based on
14 your statistics alone. There's going to be
15 overlap in that parking lot, and that's where
16 the issue comes in in terms of backing
17 traffic out onto Route 9, whether that
18 traffic is southbound or northbound, because
19 some people are going to be coming
20 northbound, just like I talked about in terms
21 of, you know, some patients are going to come
22 down from Pocantico, some down Lawrence.

23 They're going to make the turn; they're
24 going to be heading south on Route 9.

1 All of that -- that I don't think has
2 been accounted for in the modeling which you
3 have right now. I think that that has not
4 been addressed, and that's a real concern,
5 and that's based on your numbers just kind of
6 back of the envelope calculation here, but
7 you have somewhere between three and seven
8 vehicles out of -- based on your numbers that
9 are always going to be occupying that parking
10 lot, and they're going to be coming in and
11 out based on your patient loads.

12 MS. TORTORELLA: We have addressed that
13 overlap issue in terms of demand for parking.
14 We do have that information. Now, if I could
15 just ask you to clarify what you think is
16 missing in what impact the full occupancy of
17 that parking lot has in instances where
18 people will be coming by and looking for
19 parking, but won't be able to, because there
20 will be times where our 30 percent number is
21 more than seven parking spaces, and people
22 who will hope to park there won't be able to,
23 and what do we envision happening and what
24 impact will that have on traffic. Am I

1 restating that correctly?

2 MR. JUDGE: I think for the most part,
3 and I would clarify and further amplify it by
4 asking you the fact that you have a vehicle
5 that has to make no longer a five-point turn
6 based on your calculation, but you have a
7 shuttle bus that's going to be running in and
8 out and has to make a turnaround, and that
9 necessarily inhibits flow of vehicles into
10 and out of that parking lot.

11 THE CHAIRMAN: Right. And I think
12 there's another component too where people
13 will be dropping other people off and say,
14 oh, I'll pick you up in half an hour. They
15 think they can stop on a dime; they're going
16 to have to pull in and drop off a patient or
17 two.

18 MS. BISHKO: They may stop on Route 9.
19 They can conceivably stop at the entrance --

20 THE CHAIRMAN: And they may just jump
21 out.

22 MS. BISHKO: And the traffic is
23 continuing down Route 9.

24

1 THE CHAIRMAN: So there's a reality
2 factor that I think isn't in your statistics,
3 but I think we need -- we certainly are
4 thinking about.

5 MS. CROWE: And the reason, like the
6 chairman said, I witness on Beekman Avenue, I
7 don't live very far from the Open Door
8 presently, and I have witnessed many vans,
9 someone wants to drop off a child and a
10 mother. And on one occasion, actually, there
11 was a child, a mother, two teenagers off a
12 van going to Open Door.

13 I happened to be behind them, so I had to
14 stand there, right there, and I could go
15 around, but I can't go around this, there's
16 people coming, so I can see this happening on
17 Broadway, and this was happening on Beekman
18 Avenue where the traffic is not as heavy, so
19 they are being dropped off. Everyone is
20 saying they're walking.

21 Not all of them are walking. We know
22 that. I've seen Open Door where there's vans
23 or cars dropping people off; that I've seen.
24 I live on Kendall Avenue. I walk by there.

1 I walk to the local grocery store all the
2 time. I see it happening, so it's not
3 totally they're all walking. We do have to
4 consider the cars that are just dropping
5 people off.

6 THE CHAIRMAN: Anyone stopping on Route 9
7 would be a disaster.

8 MS. TORTORELLA: You should have been
9 there Saturday morning when the grapefruits
10 and oranges were dropped off for the rotary
11 fundraiser, because the truck stopped right
12 on Route 9, and apparently traffic was able
13 to go back and forth, and I'm not quite sure
14 how --

15 MS. BISHKO: It's not Monday morning at
16 8:30.

17 MS. TORTORELLA: And I don't -- if I
18 stated that everybody walks, I apologize,
19 because that wasn't my intention. Our
20 statistics don't show that everybody walks;
21 it's 70 percent. So I'm not trying to
22 suggest that, don't worry, we have no demand
23 because everybody walks, and it's going to be
24 fine.

1 We really have tried to look at this from
2 every angle. You have identified an angle
3 that apparently we haven't addressed
4 sufficiently, and we'll go back and look at
5 that in greater detail, and look at the
6 impact of that and address it with you
7 further.

8 MS. MOIRON: You talked about the shift
9 change doesn't have to be the reason twice an
10 hour. Obviously, that doesn't mean twice an
11 hour from 8 in the morning till 8 at night.
12 That means during shift changes only?

13 MS. TORTORELLA: The shuttle will work
14 for employees, staff, and resident
15 participants who work in the program.
16 Anybody who's on that -- non-patients who are
17 coming to the site. I don't know enough
18 about the structure to indicate how many
19 hours of the day would involve shift changes
20 or people needing to come to the site, so we
21 can look into that information and provide
22 that to you. I do not anticipate -- it
23 doesn't seem terribly efficient to me that
24 one would structure their shift so that

1 people would have to change constantly. I
2 would agree with you, but I can't answer
3 that. I can't answer that based on that.

4 And back to the question of, you know,
5 how many patient -- how many arrivals are
6 multiple patients.

7 We don't have that statistic, that
8 information recorded in the way that you've
9 asked, and we can provide an answer to it.
10 What happens, I think, a lot of times just
11 anecdotally is that if someone comes with
12 young children to have an appointment and
13 they are eligible for women, infant, and
14 children assistance, our experience, Open
15 Door's experience, is that multiple visits
16 will be scheduled at the same time, so that
17 if you have a checkup or something like --
18 some medical visit that's scheduled, you'll
19 try to schedule it at a time where you need
20 to see the social worker who provides the
21 guidance, the nutritional counseling under
22 the WIC, W-I-C, program.

23 So, you know, I think there's a certain
24 efficiency that people try to achieve. I

1 know I do. When I'm taking my children, I
2 try to make all three, you know, physical
3 appointments at the same time, because it
4 just makes sense to get in, get out, and get
5 it done.

6 MR. WERNECK: Can you clarify something
7 for me: You just stated it, and I don't
8 fully understand. You said now this shuttle
9 is going to shuttle non-patient personnel
10 from -- from Phelps Hospital to the Open Door
11 facility twice per hour; is that correct? Is
12 that what you said?

13 MS. TORTORELLA: That's -- Lindsay, do
14 you have any greater clarification on that?

15 MS. FARRELL: No, if somebody needs to
16 go, obviously, we need to take them, but
17 their car will be at Phelps.

18 MR. WERNECK: I understand, but it
19 sounded as if this shuttle, van is going to
20 come two times every hour from 8 a.m. to 8
21 p.m., which is a total of 20, you know, 20
22 trips per day, and I was asking for that to
23 be clarified. I understand if somebody needs
24 to go from the facility to the hospital, then

1 they should be taken there, but will they --
2 do you change shifts every hour.

3 So could we get a clarification as to
4 approximately how many times this shuttle bus
5 is going to come, because there seems to be a
6 great deal of concern from some of the board
7 members that this shuttle bus is going to
8 create a traffic hazard.

9 Now, if it's coming 20 times a day, it
10 makes a much bigger difference than if it
11 only comes eight. And if you can structure
12 that where you're telling us, well, we don't
13 need it to come twice every hour, we can send
14 it twice every two-and-a-half hours. I think
15 that that may solve some reluctance on some
16 members and the people in the community about
17 this traffic scenarios that could be a
18 problem.

19 MS. TORTORELLA: It's a very fair
20 question, and rather than we continue to
21 speculate, let us get the answer and explain
22 the basis for it.

23 THE CHAIRMAN: Just keep in mind to be
24 clear. We still haven't embraced the idea

1 that this offsite parking qualifies as
2 parking, which is a separate issue we haven't
3 got into discussion.

4 MR. JUDGE: One other thing, I know that
5 you had said that participants in the women,
6 infant, and children program were part of
7 your patient load on an hourly basis.

8 Do you include also people who were
9 coming in to pick up the WIC check?

10 MS. TORTORELLA: Yes.

11 MR. JUDGE: Yes. So they are included in
12 there. Okay.

13 MS. TORTORELLA: Yes, and that was given
14 to me by Ms. Farrell, so the sources are
15 accurate.

16 About the parking at Phelps: Among the
17 documents that we provided is the signed
18 agreement with Phelps, between Phelps and
19 Open Door with respect to the parking.
20 And, in essence, it indicates that up to 40
21 spaces will be made available for Open Door
22 residents, staff, and employees to park at
23 Phelps. And Phelps is authorizing the
24 operation of a shuttle bus system, shuttle

1 van system, from Phelps.

2 The minimum term is ten years, but it
3 will be renewed automatically as long as Open
4 Door operates a medical office on the site.
5 There are limited instances where it can be
6 terminated by Phelps, but they're all
7 basically related to Open Door no longer
8 operating this medical office in this
9 location as a health center, not-for-profit.

10 And if it leases it to a private
11 for-profit entity or other events occur, then
12 the special model that we think Open Door
13 presents will no longer be relevant and
14 Phelps is not willing to sign on to that.

15 MS. MOIRON: The residency program is not
16 a condition of the parking; it's just the
17 health facility in general?

18 MS. TORTORELLA: We made it broader to
19 the residency program.

20 THE CHAIRMAN: I'd like to actually go
21 through your December 18th letter and address
22 some points that you've raised. Do you have
23 a copy of the December 12th letter that you
24 referenced and the December 17th letter?

1 MS. TORTORELLA: I left it with you.

2 THE CHAIRMAN: You referenced --
3 re-reference Sean's December 12th letter; no?

4 MS. TORTORELLA: Oh, yes, that's what
5 this is in response to.

6 THE CHAIRMAN: The December 18th letter
7 is in response to the December 12th letter
8 that's been submitted?

9 MS. TORTORELLA: Yes.

10 THE CHAIRMAN: That's a letter from Sean
11 dated December 12th.

12 MS. TORTORELLA: I have a copy of Mr.
13 McCarthy's December 12th letter.

14 THE CHAIRMAN: You have it?

15 MS. CROWE: I don't have it either.

16 MS. GANDOLFO: You don't have copies of
17 Sean's letter dated December 12th.

18 MS. CROWE: No.

19 MS. GANDOLFO: Okay. We'll make copies.

20 THE CHAIRMAN: Okay. So I'm looking at
21 your December 18th letter, and you raise a
22 point in the first paragraph that it is
23 unclear whether the request in the December
24 12th letter was generated by your board.

1 They were not to answer your question.

2 And you say we are concerned that some
3 seem to be expressed in a negative tone. Can
4 you explain that, because the letter just
5 seems to be a list.

6 MS. TORTORELLA: Yes, and I think that
7 you need to read -- one would have to read
8 the rest of the letter, and that would
9 explain why we have some of those beliefs.

10 We think some of the information that's
11 been requested here has already been provided
12 in the form of testimony that was given
13 during the November 14th hearing, and we're
14 being asked to, in essence, we feel proof.

15 For example, testimony was given with
16 respect to the problems at the existing
17 facility at 80 Beekman Avenue, and yet we're
18 being asked for a feasibility study for 80
19 Beekman Avenue. 80 Beekman Avenue has been
20 determined not to be a suitable site both by
21 Open Door and by the accrediting entity.

22 THE CHAIRMAN: No, I understand. But you
23 addressed all those you when you thought they
24 were inappropriate questions, but I just

1 didn't know where you -- you said it was
2 expressed in a negative tone. Since you put
3 it in the letter I felt necessary to ask what
4 you were talking about, but I understand you
5 didn't agree with all the questions. And I
6 don't see a positive or negative spin on this
7 letter. It's simply a request for
8 information.

9 MS. TORTORELLA: A request for
10 information that was terms in quotation marks
11 as it respects items that have already been
12 testified to, so I don't understand -- our
13 sense was that the request came in such a way
14 that it was almost as if, well, we don't
15 believe what was testified to, so give us the
16 paper documentation that we're asking about.

17 That was our interpretation of the
18 letter, and we have gone on in the letter to
19 explain the reasons why we don't believe that
20 the requests are pertinent or in the
21 instances where we do or maybe don't think
22 they're pertinent, but had information
23 provided.

24 THE CHAIRMAN: Um-hum. Next paragraph,

1 notable funds where you stated as bearing on
2 if not controlling this board's review of the
3 requested variance. You addressed that to
4 say this is a letter requested information
5 that's not -- I can't tell you that that
6 bearing order is, quote, controlling on the
7 board's request for variance.

8 MS. TORTORELLA: Well, if I could clarify
9 that in October -- there was a memorandum
10 prepared October 15th, 2012, that was not
11 given to us until the November 14th meeting
12 even though we were here at the October
13 zoning board meeting, and it's an outline of
14 all of the variances that are required and a
15 statement as to the showing that we need to
16 make with respect to those variances.

17 And, frankly, some of the statements are
18 correct, and we believe some of them are
19 incorrect. And we don't -- we want to make
20 sure the board -- we want to make sure that
21 we convey to the board our belief as to the
22 controlling standards that we have to meet
23 with respect to the variance, and the
24 elements that the board has to balance.

1 For example, it was indicated in a couple
2 of instances where we need to demonstrate
3 that we have no design alternatives, for
4 instance. That's not one of the requirements
5 of the variances, and so we just want to make
6 sure the record is clear as to what we
7 believe the statements are.

8 THE CHAIRMAN: Okay. All right. I'm
9 just going go through this in order.

10 The request was provided a site plan of
11 proposed offsite parking areas. Your
12 response points to, I think, one of your
13 exhibits, you talk about the -- Phelps having
14 an excess of 4 -- is it 491 spaces? There's
15 some excess you're saying.

16 MS. TORTORELLA: Yes.

17 THE CHAIRMAN: Is that -- is that all
18 based on full utilization of the -- that's
19 based on full 100 percent utilization of the
20 hospital?

21 MS. TORTORELLA: It is based on the
22 existing improvements on the site and
23 utilization of the existing improvements on
24 the site. And the exhibit is a letter from

1 Phelps's planning consultant, Divney Tung
2 Schwalbe, and if you turn to the second page,
3 the letter is dated June 5, 2012, Item 5 in
4 the second page at the end indicates that the
5 zoning requirement, the existing parking on
6 the site exceeds the zoning requirement at
7 491.

8 MS. GANDOLFO: Mr. Chairman, if I may
9 just address on behalf of Mr. McCarthy -- oh,
10 do you want to --

11 MR. McCARTHY: Yeah. With respect to the
12 Tung letter in June, you need to read the
13 first page. The first page demonstrates that
14 he's not calculated any of the required
15 parking for the existing hospital. And to be
16 more specific after two amendments from the
17 master plan, the actual 32 additional parking
18 spaces that you mentioned were never
19 constructed.

20 So not only are they not counting the
21 hospital, they're not counting the residency
22 program, they're not counting Building 9,
23 they're not counting Floors 1 and 2 of the
24 new medical facility, and you can't count

1 spaces they actually didn't build.

2 MS. GANDOLFO: It's totally appropriate
3 Mr. McCarthy asks for a site plan of the
4 parking since the applicant has made it the
5 issue that there is parking available at the
6 hospital, and what he's asking for is a site
7 plan to show that, because there have been
8 improvements at the hospital where the
9 parking has not stepped up with the
10 improvements, and that's what he's looking
11 for.

12 MR. McCARTHY: And, ultimately, it is
13 required by your code under the section that
14 requests offsite parking. Without it you
15 can't make a determination.

16 THE CHAIRMAN: No. No. Understood. I
17 mean, again, that puts aside whether we
18 consider this to be offsite parking, but
19 that's the basis as Mr. McCarthy just
20 clarified for us that the site plan requests.
21 It's not quite as simple as laid out in the
22 June 5th letter.

23 MS. TORTORELLA: I guess I'm scratching
24 my head because this June 5th letter was

1 submitted at the planning board stage, and
2 the issue was never indicated to us that this
3 is an inadequate or incorrect or improper
4 assessment of the parking that's available at
5 Phelps.

6 We also have a survey available of
7 parking at Phelps and accounted upwards of
8 500 -- more than 565 spaces in the Phelps
9 facility during various times, so not only
10 did we think that the analysis should be
11 adequate, but there's also we believe a clear
12 indication there's plenty of parking on the
13 site to accommodate the 40 spaces that we're
14 talking about accommodating.

15 We can provide an indication of where
16 that parking would be on the site, but if the
17 village has never required Phelps to provide
18 for or do a zoning analysis based on the
19 existing hospital, because there had been
20 approvals for improvements at Phelps that
21 this master plan is the basis of, I'm not
22 sure why it's being asked for at this point
23 in time.

24 MS. GANDOLFO: Well, first of all, the

1 determination of the planning board is a
2 different consideration here. What you're
3 asking this board to do is approve a variance
4 for parking, and you're basing that
5 application on your statement that there's
6 plenty of available parking at the hospital
7 site.

8 So this board needs to know that that is,
9 in fact, accurate; hence, they're asking the
10 board -- or Mr. McCarthy on their behalf is
11 asking for the plan, to see it.

12 I mean, it's a perfectly reasonable
13 request, and I don't understand, and I'm
14 scratching my head, why the resistance.

15 MS. TORTORELLA: I'm not sure what we're
16 supposed to show you. If the master plan
17 didn't require the existing hospital to be
18 counted in the parking number, why are we
19 being asked to make sure it gets counted now
20 when we're talking about 40 spaces and we've
21 got a survey, survey results that show an
22 excess of 560 spaces available.

23 That's what I'm asking. I mean, we can
24 give you another copy of the master plan; the

1 village has it; it's on file. We can provide
2 additional copies of it.

3 MR. McCARTHY: The point is that the
4 master plan was not followed.

5 MS. TORTORELLA: Okay.

6 MR. McCARTHY: As I mentioned before,
7 they did not construct parking that they said
8 they would. There's been several
9 modifications to the master plan, which is
10 the reason why they still have not
11 received the certificate of occupancy for
12 that work.

13 So we'd like clarification on exactly how
14 many spaces are available there and the
15 breakdown of where those spaces are required
16 throughout the facility.

17 MS. TORTORELLA: Okay. And if I
18 understand you correctly, you're really
19 looking -- interested in an existing
20 conditions type of site plan and on that us
21 to identify where our 40 spaces would be
22 located as well as the existing parking.

23 MR. McCARTHY: And Mr. Tung's table of
24 analyzing the required parking should be

1 complete, and should show all the buildings
2 with all required parking.

3 MS. GANDOLFO: And it's not limited to
4 exiting occupancy, because, obviously, in the
5 future, if there are offices that are not
6 rented at the office buildings, they will be.
7 It's anticipated at some point, so you need
8 to show the parking to the site now and what
9 spaces are allocated for each use on the
10 facility, and then show where you would
11 intend to put the parking for the Open Door.

12 MS. TORTORELLA: But it is fair for us to
13 base it on existing improvements not as
14 speculation as to what might be able to be
15 built in the future given excess land --

16 MS. GANDOLFO: Existing improvements, but
17 not existing occupancy.

18 MS. TORTORELLA: I understand the
19 distinction. I understand the distinction.
20 Can I ask when the master plan was done, was
21 the hospital, the existing hospital, required
22 to -- was parking required to be counted for
23 the existing hospital?

24 MR. SAFIAN: Of course. This doesn't

1 make sense. I'm Keith Safian, the CEO of
2 Phelps. Phelps built far more parking than
3 is required by the code. We put up a
4 750-parking-space garage when only less than
5 500 was needed. The surplus parking that's
6 validated, Sean will give you whatever
7 documentation he used. Not a problem.

8 THE CHAIRMAN: Okay.

9 MS. TORTORELLA: I mean, we also have an
10 indication that there was a recent approval
11 for Robins Nest area, which is referred to by
12 Mr. Tung in his letter.

13 MR. SAFIAN: Under construction.

14 MS. TORTORELLA: That doesn't always mean
15 it was approved.

16 MR. McCARTHY: And the site improvements
17 with respect to the parking was not done.

18 MS. TORTORELLA: Okay. But it was
19 approved. And so if I go back to that site
20 plan, I should be able to -- whatever parking
21 schedule was required for that site plan
22 seems to me should be the one that we can
23 work off like this that's at issue.

24 MS. GANDOLFO: Were the spaces

1 constructed though?

2 MR. McCARTHY: No.

3 MS. TORTORELLA: Well, if they weren't
4 constructed -- I understand.

5 MR. McCARTHY: That's the problem with
6 the whole analysis with Phelps.

7 MS. TORTORELLA: I'm just trying to make
8 sure I understand what the question is so
9 that I can come back with the right
10 information.

11 MS. GANDOLFO: I think the issue is the
12 parking perhaps that you're taking credit
13 for, maybe that's not the right terminology,
14 is not actually there, so what we need to see
15 is an analysis of that, what's there and what
16 will be used for each.

17 MS. TORTORELLA: When spaces are built,
18 actually count them, indicate, have proof
19 that that they're. Just so you know, the
20 numbers that we recited were actually on a
21 physical survey, not just a mathematical
22 calculation based on site plan, but it was a
23 physical -- it was an onsite survey of how
24 many spaces are there, and they were counted

1 during the periods that were reflected in the
2 traffic study. I believe I understand the
3 information that's being requested.

4 THE CHAIRMAN: Okay.

5 MS. TORTORELLA: And now I understand the
6 reason.

7 THE CHAIRMAN: Item 3, I think, we've
8 already discussed. This is the allotted
9 resolution of the board of trustees approving
10 the hiring of a crossing guard. According to
11 what I heard, it is something that you have
12 not broached with the appropriate
13 authorities, but that you plan to and you
14 suggest that -- you included as a condition
15 as distinguished from something proactively
16 addressed at this stage. Is that accurate.

17 MS. TORTORELLA: Yes, we are suggesting
18 that it would be a condition of an approval
19 that we would have to demonstrate compliance
20 with in order to move ahead with any kind of
21 construction.

22 THE CHAIRMAN: Um-hum. Okay. Item --

23 MR. JUDGE: Could not the conditions of
24 how that -- that would be worked out, laid

1 out in terms of proposal though to
2 understand, you know, if Open Door picks up
3 the salary of the individuals who are acting
4 as crossing guards, there's questions of
5 salaries, of benefits, and
6 overhead-associated costs, and I know that
7 those can be compiled as part of SEQR because
8 they're done all the time for inspection and
9 environmental monitors at landfills and
10 transfer stations and at other facilities,
11 chemical construction facilities and disposal
12 facilities, so, you know, where the applicant
13 on those pays DEC to have a DEC employee act
14 as monitor all the time, so those types of
15 mechanisms already exist.

16 Could we not actually have something that
17 kind of outlines at least how that goes? I
18 understand it cannot become part of this
19 because it's ultimately the board of trustees
20 that has to engage in this, but does it not
21 make sense to at least understand what's
22 covered under such an arrangement if the
23 arrangement was to be made.

24 MR. WERNECK: I have a question about

1 that. Has the board ever imposed that kind
2 of -- a crossing guard condition on a
3 variance.

4 THE CHAIRMAN: I can't speak forever --

5 MR. WERNECK: Since you've been here.

6 THE CHAIRMAN: Since I've been here, no.

7 MR. WERNECK: This seems a little
8 ludicrous to me, to be honest with you.

9 THE CHAIRMAN: I wouldn't say it's
10 ludicrous, but I would say certainly it's not
11 as simple as it's being -- I don't think it's
12 as simple as being presented. There's a lot
13 of complications to it, there just are, even
14 though as you said commonsense dictates why
15 wouldn't you just --

16 MR. WERNECK: The reason I say that,
17 Mr. Chairman, you know, we're -- with the
18 implications that citizens don't know how to
19 cross the street, and it's not our
20 responsibility as the zoning board, I don't
21 believe, to address that issue. It doesn't
22 -- I don't see where into comes to play when
23 we're talking about a parking variance or,
24 you know -- it's not a zoning issue.

1 THE CHAIRMAN: It comes into play that
2 they're suggesting that as a matter of
3 practice, people walk, this is the route they
4 walk, and that if we think that it's
5 dangerous for them to cross in that area,
6 they're suggesting this as a way of
7 mitigating danger.

8 MR. WERNECK: I live across the street
9 from this facility, and I bring it up
10 because, you know, people walk across the
11 street to the Driveway Blitz; they walk
12 across the street to the Horseman's Diner;
13 they walk across the street to the Eagle's
14 Club; they walk across to the animal
15 hospital. I can go on.

16 There's half a dozen other businesses
17 within a two-block area there, and there's no
18 crossing guards. And why we would think this
19 business would require a crossing guard is a
20 little bit beyond my observational scope
21 because I live across the street.

22 THE CHAIRMAN: Well, we didn't suggest
23 it. The applicant suggested it.

24 MR. WERNECK: Yeah, but we're having

1 extensive commentary on it, and it's on this
2 list of requirements.

3 THE CHAIRMAN: Well, again, it's not a
4 requirement. It's simply a question as to,
5 you know, having looked into this -- the
6 applicant is suggesting it, and, really, the
7 line of questioning is simply how practical
8 is this suggestion, putting aside whether it
9 would work or not.

10 MS. TORTORELLA: Well, if it's not the
11 consensus of the board that it's mitigation
12 you're interested and that you think is
13 necessary or appropriate or you're interested
14 in pursuing, we don't need to pursue it.

15 We were trying to be helpful in the
16 suggestion based on the comments we had heard
17 historically about concerns about safety and
18 pedestrians crossing the street.

19 MR. WERNECK: I was really more concerned
20 about the nature of the request and where it
21 came from because it's never happened before.

22 MS. TORTORELLA: We proposed it.

23 THE CHAIRMAN: It came from the
24 applicant.

1 MS. TORTORELLA: It was ours, and we came
2 up with the idea.

3 MR. WERNECK: Well, then that answers my
4 question, because that's sort of a can of
5 worms, and I don't understand why it was
6 opened.

7 THE CHAIRMAN: Okay. Well, look, I
8 can't, you know -- I don't think the board
9 has reached a consensus as to whether that is
10 viable, but you can see the sort of exchange
11 suggestion, question, and response. All
12 right.

13 Item 4 for resident of Sleepy Hollow, I
14 think we've gone through that already. The
15 pedestrian charts and numbers, and, clearly,
16 the reason that it was asked was the issue of
17 pedestrians, so I think that answers your
18 question as to whether it's a valid question.
19 I think certainly it was a valid question.

20 You can see Items 5 and 6, feasibility
21 study, so it's clear from the record the
22 documentation you're certain that the
23 structural deficiencies can't be used, et
24 cetera, and the landlord is what, refusing to

1 do the repairs.

2 MS. TORTORELLA: Well, at the time the --
3 see, part of our frustration with this
4 request is that I think that this information
5 is in the building department, and the
6 building department is aware of what the
7 problems have been with that building.

8 At the time that Open Door was looking to
9 convert that second floor to usable space,
10 which would require the installation of an
11 elevator to make it handicap accessible, they
12 did some investigatory work and discovered
13 all of the structural issues.

14 And we have provided you with two
15 communications from consultants that indicate
16 the level of the problem.

17 Open Door had been having -- my
18 understanding is that Open Door historically
19 has had difficulty with the landlord making
20 repairs, and Ms. Farrell can testify to this
21 here. She's here this evening if you really
22 want more detail about that.

23 THE CHAIRMAN: It's the landlord's
24 obligation to make the repairs?

1 MS. TORTORELLA: That is correct.
2 Suffice to say it's been a problem for Open
3 Door to get those repairs done historically.
4 Open Door needed to add space just for its
5 medical office itself, and in the course of
6 doing that decided that because it couldn't
7 put the elevator in because of all the
8 structural problems, it was going to go look
9 elsewhere for appropriate office space.

10 At some point in time Open Door was --
11 subsequent to starting the investigation of
12 converting the second floor to usable space,
13 Open Door was also approached by someone in
14 the business -- downtown business
15 revitalization organization.

16 I'm sure I'm not using the right
17 description of the committee, and it was --
18 was told that there was a desire among some
19 to recapture that building at 80 Beekman, and
20 to restore it to what it had once been, and
21 it was a theatre is my understanding.

22 And that led to an investigation of
23 alternative locations for Open Door. And
24 Open Door looked at a number of different

1 sites including --

2 THE CHAIRMAN: No, I understand. We
3 don't have to go through the whole history.
4 My only question is trying to understand the
5 difference between the space not being usable
6 because of the repairs the landlord won't
7 make that it was supposed to, between changes
8 that you could make, but don't want to versus
9 structural defects that just could never
10 accommodate the use and that your client
11 would like to use it.

12 MS. TORTORELLA: It's a combination of
13 one and three. And what happened is with
14 respect to the sequence is that Open Door
15 went off to start looking for an alternative
16 location when the landlord wouldn't make the
17 repairs, but, subsequently, the landlord has
18 been required to fortify the structure and
19 make some of the structural repairs. That's
20 my understanding. Is that correct?

21 MR. McCARTHY: The building department is
22 aware of one structural repair that was made
23 and was actually expedited through the
24 request of the Open Door, and the building

1 department contacted the Open Door and helped
2 have that repair made.

3 THE CHAIRMAN: Okay.

4 MR. McCARTHY: There's only one that's on
5 record, and there's no other violations on
6 record in the building department.

7 THE CHAIRMAN: So if the landlord were to
8 do everything it's required to do under the
9 lease, if it were, you're saying that it
10 still wouldn't be able to accommodate your
11 needs?

12 MS. TORTORELLA: That's correct, and
13 that's because of the accreditation committee
14 for the residency program that came in and
15 indicated that space would not work. And
16 before the owner made the repairs, Open Door
17 already started down another path of finding
18 an alternative location and ended up with
19 purchasing 300 North Broadway.

20 THE CHAIRMAN: Okay.

21 MS. TORTORELLA: So to sum up as far as
22 Open Door is concerned, 80 Beekman Avenue is
23 not a viable alternative to its operational
24 needs for its existing medical office-type

1 operation and for the addition of the
2 residency program.

3 THE CHAIRMAN: And it can never be made
4 so feasibly?

5 MS. TORTORELLA: I can't say it can never
6 be made so. If someone were to throw enough
7 money at it, maybe.

8 THE CHAIRMAN: Well, feasible implies
9 economically.

10 MS. TORTORELLA: I would say in Open
11 Door's mind, no, partly because Open Door
12 pursued other alternatives because it
13 couldn't wait for the landlord to be
14 responsive to this particular one, and I
15 would remind the board there's no parking
16 there either. No loading, no parking, in
17 connection with 80 Beekman.

18 THE CHAIRMAN: Okay. Item 7 you
19 discussed you haven't been provided with a
20 copy of the lease agreements. Having only
21 received it last night, I don't think
22 everyone here has had a chance to go over it
23 in detail, but we will look at it.

24 Item 8, copy of employment agreement with

1 the use of offsite parking. We will look at
2 that, and I assume, as you said, this is all
3 in the first draft.

4 MS. TORTORELLA: That is correct.

5 THE CHAIRMAN: Item 9, amendment traffic
6 study. So if the field work has already
7 occurred, once information is compiled from
8 the formal report from the traffic expert, it
9 will be provided to the board.

10 MS. TORTORELLA: Correct.

11 THE CHAIRMAN: Okay. And you think that
12 will be by next month?

13 MS. TORTORELLA: Yes, I have a draft.

14 THE CHAIRMAN: Item 10, you describe it
15 as a merely definitional issue as to the
16 name.

17 Item 11 indicate if the family medical
18 program accepts other than low-income
19 families. So to sum it up, your response is
20 that you clarify that the owner must make
21 services available to all income levels, even
22 though as a practical matter it's not
23 necessarily the case.

24 So in short while, you know, your target

1 patients appear to be low-income, there's no
2 limit on volume? Is that limited to
3 low-income, anyone who walks in can be a
4 patient.

5 MS. TORTORELLA: We are not -- Open Door
6 does not only provide services to low-income
7 people. It provides services on a sliding
8 fee scale. Its 40-some-odd years of
9 experience indicates that it provides
10 services to low-income population, much more
11 than it does to anyone who might have private
12 insurance.

13 The group of people who either can't
14 provide -- can't obtain medical services
15 because of financial reasons or lack of
16 insurance, et cetera. And part of that is
17 related to what is a federally qualified
18 health center, and you cannot discriminate,
19 but to become licensed as a federally
20 qualified health center, you need to
21 demonstrate that there's a particular need in
22 an area for your services, because either
23 doctors can't or won't provide services to a
24 population that needs those medical services,

1 and that population happens to be one that is
2 low-income.

3 So that's part of how -- why Open Door
4 finds itself in the situation that it finds
5 itself. Were you to want to make an
6 appointment, Mr. Chairman, and see a doctor
7 at Open Door, you're allowed to do that, and
8 there would be nothing that would prescribe
9 that. We can only base it on --

10 THE CHAIRMAN: That's the name, Open
11 Door.

12 MS. TORTORELLA: But these are not
13 walk-ins. I don't -- I don't want to be
14 confused with a doc walk-in clinic; that's
15 not what this is. It is a medical office;
16 they schedule appointments just like
17 appointments are scheduled at a private
18 for-profit medical office. Patients can't
19 just simply appear and be treated; it's not
20 the way it runs.

21 It's not way it operates. And based on
22 the numbers that we've shown, in terms of
23 numbers of patient visits, I'm told that the
24 number of patients that are seen is actually

1 at a lower rate than you would find at a
2 private medical office, which is what makes
3 the parking requirements also not on point
4 with Open Door's operation.

5 THE CHAIRMAN: All right. It's getting
6 late. I just want to go quickly touch up on
7 the side yard variance that you reference in
8 your letter in response to Mr. McCarthy's
9 October 15th letter.

10 So we now change the layout which will
11 increase the open area of the parking that is
12 with a --

13 MS. TORTORELLA: Excuse me for
14 interrupting. That's not what leads to the
15 need for that side yard variance. That --
16 the indication that we need side yard
17 variance apply to either version of the site
18 plan, but I would ask Mr. Gianfrancesco just
19 to indicate where that variance is located so
20 you can understand what we're talking about
21 and why that addition in that location.

22 MR. GIANFRANCESCO: The area in question
23 is this tiny triangle here, smaller than your
24 fingernail, and it represents, based on our

1 calculation, less than five square feet, and
2 the reasoning for the location of the stair
3 at this point is there was a desire early on
4 in this process to limit pedestrian access
5 and keep our pedestrians from utilizing New
6 Broadway; hence, the handicap access which
7 existed based on Mr. Gratto having installed
8 an elevator and a ramp on New Broadway.

9 We aren't utilizing that except for
10 emergency egress, which would be via panic
11 alarm door, so the -- the main level, the
12 lower level, the parking lot level became our
13 main handicap access to the facility, and
14 because of the placement of the existing
15 elevator which was never really utilized by
16 Mr. Gratto, and our desire was to maintain
17 it, that was one of the attractive features
18 of this facility, unlike Beekman Avenue where
19 we were going to have to put in into a rental
20 building, that was one of the things that
21 facilitated the purchase of this location.

22 That elevator is located in this corner,
23 and this being our main access to the
24 facility needed to be in as close proximity

1 to the elevator as it's possible to make
2 handicap accessibility that much more easier,
3 if you will.

4 THE CHAIRMAN: Okay. But does it change
5 the variance requested?

6 MR. GIANFRANCESCO: I think the other --
7 no, I don't, but I would point out that the
8 stair tower does not protrude into the side
9 yard any further than all of the existing
10 building that -- that predates this proposed
11 structure.

12 And based on that, we felt that was the
13 lesser of evils, and it was, again, better
14 for us to serve the handicap clientele to our
15 facility, and we were not encroaching any
16 further into that side yard.

17 THE CHAIRMAN: I'm going appeal to Mr.
18 McCarthy on the side yard.

19 MR. McCARTHY: Aren't you now
20 constructing a stair in an areaway within
21 that side yard and the buffer.

22 MR. GIANFRANCESCO: The stair is
23 currently proposed to service a utilited
24 [ph.] area that's proposed under the stair if

1 that were to be --

2 MR. McCARTHY: Proposed meaning.

3 MR. GIANFRANCESCO: At grade does not
4 exceed the parking lot grade. And, again, if
5 that were the litmus issue, which, again, we
6 were unaware of, we thought that the question
7 revolved around the structure of the stair,
8 the stair tower, if you will.

9 MR. McCARTHY: That is one issue
10 obviously, but now you're proposing an
11 additional structure into the side of the
12 setback and into the buffer.

13 MR. GIANFRANCESCO: If that were to be
14 the litmus issue that this project would rise
15 and fall on, we would eliminate that access
16 to the utility area that's proposed in the
17 existing stair.

18 Again, that stair has been proposed out
19 of -- out of -- the basement stair had been
20 proposed somewhere in this vicinity on the
21 original filing plan, and, again, the
22 interest of making the parking lot to
23 facilitate the movements of vehicles within
24 the parking lot.

1 Again, we thought it was best to locate
2 this. There is a significant grade change.
3 This is an existing retaining wall which at
4 some point probably exceeds ten feet, so that
5 the -- certainly, the stairs which descends
6 into the grade would not be visible from the
7 adjacent property, and, again, if that were
8 to be the issue that this rises and falls on,
9 we would eliminate it.

10 THE CHAIRMAN: Okay. Anyone have
11 anything else before we have to get to the
12 public? I make a motion to reopen the public
13 hearing. It's adjourned from last month. If
14 anyone from the public would like to speak,
15 please come up to the mic, state your name
16 and address.

17 But one note, you know, if you spoke at
18 the prior meetings, and that wasn't directed
19 at you, if you spoken at prior meetings and
20 you're simply repeating what you've already
21 said, your testimony is in the record
22 already. You don't need to do it again. If
23 it's a something new --

24 MR. KRAFT: First time speaker.

1 THE CHAIRMAN: Okay.

2 MR. KRAFT: Name is John Kraft, and I'm a
3 homeowner at 54 New Broadway. Just there are
4 a couple things that the presenters tonight
5 brought up I had several questions. The
6 young lady, Ms. Wall, she was talking about
7 the patients walking to Phelps Memorial.

8 At the last meeting that was not what
9 people were saying. They were saying the
10 shuttle bus should take people to Phelps
11 Memorial Hospital. If the unit was moved up
12 there instead of -- it says 1 New Broadway
13 instead of 300 North Broadway.

14 Second of all, the gentleman talking
15 about the crosswalks, right now, when they
16 said that north and southbound on Broadway
17 are both stopped, when they say to cross,
18 they did not mention that Beekman Avenue
19 comes out and they come down or they can go
20 through the red light that's there, and also
21 Bedford Road after they come out of Beekman
22 Avenue, then Bedford Road can make the turn
23 and then New Broadway.

24 I have to give you credit, New Broadway

1 does -- you did bring up New Broadway coming
2 down. Third, there is a timer or a clock
3 timer at the crosswalk that they're speaking
4 of. Not a hand, so I don't know when he was
5 there the last time.

6 The gentleman talking about the people
7 walking a quarter mile going down Lawrence
8 Avenue, there is no cross -- if I was a
9 patient going to that 1 New Broadway, I would
10 cross where the animal hospital is.

11 Where there, first of all, is no
12 crosswalk, is no traffic signal. You know,
13 these are just points that I wanted to bring
14 out that I was listening to. Thank you.

15 THE CHAIRMAN: Thank you.

16 MS. MARTINEZ: Hi. My name is Kimberly
17 Martinez, and I'm for Open Door moving to --

18 THE CHAIRMAN: State you address.

19 MS. MARTINEZ: 117 DePeyster Street, and
20 I'm for Open Door moving to the new site. I
21 think it's more convenient because if I want
22 to go to the dentist, I can just walk to the
23 new building instead of going all the way to
24 Ossining. And I go to Sleepy Hollow High

1 School, and a lot of my friends live nearby
2 the new building, and they walk to school and
3 back home safely.

4 And the staff is wonderful, and I just
5 think that it would be a great idea to move
6 them there. Thank you.

7 MR. KLAMENKO: Hello. My name is
8 Vladimir Klamenko. I live at 64 New
9 Broadway. I'm a resident of Weber Park. I
10 want to stress that my neighborhood is not
11 unanimous in its opposition to the proposed
12 Open Door facility.

13 In fact, I am -- at least a dozen other
14 of my close neighbors in Weber Park are
15 committed to extended quality healthcare to
16 as many people as possible.

17 The tone and nature of the kind of
18 questioning that Open Door was subjected
19 today -- to today ranged from skeptical to,
20 frankly, hostile.

21 And I'm trying to understand what is the
22 reason for this kind of resistance on the
23 part of the board.

24 My guess, my best guess, is that it's

1 probably motivated by a response to well
2 organized and vocal protests from other
3 members of the Weber Park community. So let
4 me talk about that.

5 Here and at previous meetings, in various
6 letters and articles that have been
7 submitted, we've heard concerns about
8 parking, and Phelps has made it clear that
9 its doctors will have to come down by
10 shuttle.

11 We've heard about accidents and safety.
12 Today we heard about a five-year accident
13 report which showed no serious pedestrian
14 accidents. We've heard a proposal, a
15 straightforward proposal, to put a crossing
16 guard in place. That should settle most
17 issues right there, as far as I'm concerned.

18 In fact, if anybody should be concerned
19 about the danger of that intersection, it
20 should be Open Door's patients who are
21 conspicuously absent here.

22 They are the people who should be voicing
23 concerns about the safety of themselves and
24 their children as they go across that street

1 on foot.

2 In fact, most of those concerns are being
3 raised by people who live in Weber Park and
4 drive through that intersection themselves
5 and rarely walk across it.

6 Let's face it, the people who face the
7 greatest physical risk in the situation are
8 the largely Latino, largely working poor
9 community living on the west side of
10 Broadway. They are not the ones who are
11 objecting to Open Door.

12 We think it's just a coincidence that
13 most of the people who oppose Open Door's
14 work are mostly white, mostly middle-class
15 homeowners, who, when we're totally honest
16 about it, and let's just name the big
17 elephant in the room that no one wants to
18 talk about, it's not about safety.

19 A lot of this the unspoken, impolite,
20 uncomfortable reality is folks are afraid
21 about property values.

22 It's the impolite thing that people care
23 about. I'm a historian by training, and I
24 can confidentially assure you concerns about

1 property values have been a euphemistic
2 expression that has marginalized
3 less-privileged people throughout our
4 country.

5 Through our country's history, it's
6 marginalized the poor, the darker skin, the
7 Catholics, and the immigrants.

8 I do not completely dismiss the concerns
9 about traffic or parking on New Broadway.
10 After all, I live there; however, I believe
11 that these concerns are exaggerated, perhaps
12 deliberately so because they provide a more
13 legitimate sounding rationale for what's
14 known as nimbyism; the notion that this is
15 all fun and good as long as it's not in my
16 backyard.

17 We've heard the same kind of comments
18 from folks who spoke in the opposition. Some
19 people frankly said, we admire Open Door's
20 work; we just don't want it happening in our
21 neighborhood.

22 For all the talk about five-point turns
23 in parking lots and the health risks of when
24 the patients crossing Route 9, critics of

1 Open Door are not asking the more important
2 question, the big question: What is the
3 public health risk of a working-class
4 population on the other side of Broadway not
5 being able to get adequate healthcare?

6 Do we not realize that this is one of the
7 giant issues facing our entire society? What
8 astonishes me about this entire process,
9 about this meeting in part, is how Open Door
10 is being forced to endure what I would call a
11 death by a thousand cuts.

12 By quibbling about the time code of video
13 footage or arguing about the percentage of
14 jaywalkers who may be crossing outside the
15 zebra lines on Broadway, we again avoid the
16 bigger issue: Affordable healthcare for the
17 people who most need it. How come that never
18 came up in the questions?

19 Compared to any other advanced civilized
20 democracy, our healthcare system is a
21 monument to unsustainability, inefficiency,
22 and injustice. Here is our chance, Sleepy
23 Hollow's chance, to make a little difference.
24 Are we really going to squander this

1 opportunity?

2 What's fundamentally at issue here is the
3 question of how inclusively we are going to
4 choose to define our vision of our community.
5 I urge the village to make its decision with
6 a big picture in mind. We have before us a
7 proposal. It's evidence-based, socially
8 just, and forward looking.

9 The sentiment against the facility is
10 motivated by a combination of fear and
11 resistance to change that overlaps with a
12 dislike in inconvenience.

13 I urge the village to go past the minutia
14 raised today and to address the poor social
15 and public health issues that are at stake.

16 MR. ANDREWS: Good evening. My name is
17 Ed Andrews. I'm a retired architect. I live
18 at the top of Spruce Street adjacent to the
19 Old Croton Aqueduct trail. I've lived there
20 since 2000.

21 I believe this -- this facility that's
22 proposed to the site would really be an asset
23 to the community, and I think it would really
24 enhance our neighborhood of Weber Park.

1 I think some of the things that I was going
2 to touch on have been adequately stated
3 previously, but I just want to touch quickly
4 on the site and the building that we're --
5 that's under discussion.

6 It's -- I would use an expression that's
7 a dog's breakfast; it's horrible site just by
8 its profile. By the profile, the difference
9 in elevations from one side to the other.
10 Honestly, if you take the renovations that
11 were done a couple of years ago to create an
12 office, that's a permitted use; the problem
13 is there's insufficient parking to meet the
14 current zoning bylaws.

15 The current proposal to make renovations,
16 to create a health center, again, it's a
17 permitted use under the zoning, but, again,
18 there's a parking deficiency.

19 I mean, the fact is, if you were to -- if
20 there was no building in place, if what was
21 there was demolished, I don't know if it
22 would be possible to even build a new
23 footprint to accommodate whatever use. I
24 mean, it couldn't meet -- I can't believe

1 that it could ever meet the zoning
2 requirements.

3 I mean, the fact is there probably should
4 never have been anything there. The
5 neighborhood concerns that I have heard from
6 different sources, the safety I think has
7 been adequately identified.

8 The issue of parking, I can appreciate
9 the concern of residents on New Broadway
10 itself that there's a -- probably a sense
11 that suddenly they're going to lose their
12 curbside parking.

13 One option would be for the village to
14 issue permits, to restrict parking to the
15 residents along New Broadway. The other --
16 the other issue has to do with property
17 values.

18 You know, in my mind, if anything, a
19 medical center of the scale that it is, and
20 with the renovations that were done a couple
21 of years ago, its appearance, it blends in
22 well to the neighborhood. To me, it would
23 enhance the community of Weber Park, and I
24 really feel that this review process, it has

1 gone on far too long.

2 I think the client and their consultants
3 have bent over backwards to try to
4 accommodate the issues that have been raised
5 either by board members or the public, and I
6 think we need to move on and remove the
7 roadblocks. Thank you.

8 THE CHAIRMAN: Thank you.

9 MR. JUDGE: Thank you.

10 MS. CHERF: Good evening. I'm -- can
11 you all hear me.

12 THE CHAIRMAN: Yes:

13 MS. CHERF: I'm afraid I'm much shorter
14 than everyone else here. Good evening. My
15 name is Cynthia Sherf. I live at 64 New
16 Broadway.

17 I want to start by saying I am one of the
18 very fortunate people to have health
19 insurance and a good job. There are millions
20 of working Americans who do not have that
21 privilege.

22 I believe that the concerns that have
23 been raised tonight about parking, about
24 pedestrian traffic, and let me just add, I

1 walk to and from the train every single day,
2 and the intersection at the foot of -- let's
3 see, where the headless horseman bridge is,
4 in my view, much more of a danger than the
5 crosswalk that we're talking about. But
6 that's not why I'm standing here now.

7 I'm standing here because I believe this
8 is about something much more fundamental: It
9 is about who do we want to be as a community.
10 Who do we want to be as a neighborhood.

11 I would remind all of us, as if we could
12 forget, that we're about a week away from
13 Christmas. Now, I'm sure there are people of
14 many faiths in our community, but we're
15 probably all familiar with Luke, Chapter 2,
16 about how Mary and Joseph went to look for a
17 place at the inn and there was no place.
18 There was no Open Door.

19 I would like to think that I live in a
20 neighborhood that has an open door. That
21 there's a place in the inn for people who are
22 not as lucky as I am. I would like all of us
23 to think of this tonight, to think about who
24 we want to be as a community. To think at

1 this time of Christmas, that we might provide
2 an open door to all of us. Thank you.

3 MR. VALENTIN: Good evening. My name is
4 Julio Valentin. I live at 58 College Avenue,
5 Sleepy Hollow, New York. I've been here for
6 about 16 years already, been a resident of
7 Sleepy Hollow.

8 The first point I wanted to -- I've been
9 in -- I have a small transportation business
10 in Sleepy Hollow, National Taxi Limo. I want
11 to clarify first something that the lady --
12 some of the ladies say in the board about the
13 turn in the place.

14 First, I have 26 drivers right now that
15 work under my responsibility, and I'm
16 training every single week about how to avoid
17 to do that kind of turn.

18 For example, specifically, I also have
19 shorter in my company and the shortest
20 training to make a safe turn, in order to
21 make -- for example, if you coming from
22 Phelps Hospital, you're not going to come
23 directly to New Broadway to make a left turn
24 into the property. You're going to try to go

1 at Beekman and make sure that when you get to
2 the property you're in the right side, and
3 then it's going to be safe.

4 Other thing that I want to say about the
5 taxi service drop-off in the property is that
6 some of the residents, maybe of Weber Park,
7 is concerning about the -- about the people
8 that go to Open Door is going park -- to use
9 the parking, and I don't think that's going
10 to happen.

11 And another thing also is about our
12 drop-off. We're not going to use Weber Park
13 either to get through to Weber Park to drop
14 off the people over there either. So I don't
15 think they're going to be afraid to get off.
16 I think the vision that Open Door has in our
17 community is very important. Me, probably
18 I'm the one who more need it, but it's too
19 many people that use the service, and I use
20 it myself, to tell you the truth, and I'm
21 very happy with the service that they provide
22 in our community. Thank you very much, and
23 you have a good night.

24 THE CHAIRMAN: Thank you.

1 MR. MCKINLEY: Good evening. Arthur
2 McKinley. I'm a resident of 18 Kingsland
3 Road in Sleepy Hollow, and I'm here to also
4 speak up in favor of Open Door and their plan
5 and rights as property owners and as a great
6 organization in the village.

7 I know that there's a lot of, you know,
8 planners and zoners and so on in this room,
9 and I'm sort of a sidewalk superintendent
10 sometimes. I was recently engaging in
11 conversation with the administrators at
12 historic Hudson Valley who had just built a
13 corporate office park up Pocantico surrounded
14 by, you know, great parking, and I asked
15 them, you know, why did you go against your
16 principals to, you know, like restore a
17 historic Hudson Valley community? Why didn't
18 you locate in like Sleepy Hollow or something
19 like that?

20 Renovate some buildings or fill in some
21 of the gaps that we have in our community
22 with the millions of dollars you must have
23 spent on this facility, and one of the
24 reasons they said was, well, we wouldn't ever

1 get permission to have enough parking in the
2 village of Sleepy Hollow.

3 So just sort of a case in point, we can
4 cut our own throats sometimes with some of
5 this. This seems like a perfect use for this
6 particular building, so I would speak up in
7 favor of it.

8 THE CHAIRMAN: Thank you.

9 MS. MORDEL: Hi. My name is Generis
10 Mordel. I live in Ossining, New York, and
11 I've actually been a resident of Ossining for
12 the past three years.

13 But I've lived here in Tarrytown when I
14 was younger. Big fan of Open Door, so I've
15 been a patient ever since I've moved back
16 from Rhode Island.

17 I'm actually in favor of having the new
18 Open Door. I think it's a great idea for
19 them to expand, especially for the residents,
20 for the community.

21 Also, I'm a mother of two kids. I have a
22 nine-year-old and a three-year-old, so my
23 concern -- by the way, I'm 27 years old. I
24 know I look younger than what I am, but as a

1 mother and how everybody was asking about the
2 crossings, we are very concerned about our
3 kids and their safety, so we're always making
4 sure we're crossing the street at the right
5 time, or holding their hands.

6 I have a very sick child who I've been
7 taking to AMD which is near the location that
8 they're going to open, and I always have my
9 son in my hand and making sure that he's
10 crossing properly.

11 I always try to teach him don't jaywalk,
12 do the right things because it's consequences
13 for the drivers or even for the child itself
14 because it's always an accident waiting to
15 happen.

16 So I think it's -- as a community and as
17 parents, we're the ones who have to teach
18 your children and the other people around us
19 how to cross the safe way. I think it's a
20 great idea that they're opening a new place,
21 and I'm all for it. We just got to educate
22 each other, and I think it's the best thing
23 we can do. Thank you.

24 MS. HENRIQUEZ: Dr. Naida Henriquez. My

1 home is address is 2 Riverview Farm Road in
2 Ossining, New York.

3 The Open Door has 40 years of solid
4 community commitment in Ossining, and they
5 have been committed as well in Sleepy Hollow.
6 They will bring very much needed services in
7 healthcare.

8 They're also going to be committed to
9 education as is evident in their residency
10 program; they have a general practice
11 residency program; they are very generous
12 with their time to educate the high school
13 students.

14 What they will bring to the community is
15 what is very much needed. I support them,
16 and I beg for your support to bring these
17 needed services.

18 As is evident, the high school and middle
19 school children will not have to cross
20 Broadway. They can just come along the other
21 street, and we just have to make this happen.
22 Thank you.

23 THE CHAIRMAN: Thank you.

24 MS. GASHEA: Good evening. My name is

1 Ann Gashea. I'm a Tarrytown resident. I
2 live at 22 Church Street. I used to live in
3 Weber Park because I'm an employee of Hackley
4 School. Hackley owns and subleases some
5 apartments in Weber Park, and I'm now in
6 Hackley housing in Tarrytown. I hope someday
7 I'll be able to return to Weber Park because
8 I loved living there.

9 I would be even happier if my medical
10 practitioners all had their offices there. I
11 am an Open Door client. I have been for
12 about a year-and-a-half.

13 I've recommended it to other people at
14 Hackley, and I know of at least one other
15 colleague, possibly two, who now go there and
16 have thanked me for the recommendation
17 because they are so warm, so very
18 professional, and reliable.

19 I am one of the privileged people who has
20 a good job and health insurance, and I would
21 not want to change to any other doctors.
22 I've lived here for 12 years, and changed
23 doctors many times before coming to Open
24 Door, and I hope I don't ever have to stop

1 using Open Door because they've given me and
2 my 16-year-old daughter a lot of good
3 education, a warm welcome, and not just one
4 doctor there, but I've seen there in the last
5 year-and-a-half, and so has my daughter.
6 They've all been excellent. They've all
7 given us personal service.

8 I think anyone in Weber Park would be
9 missing a great opportunity if they were to
10 not invite and welcome this fantastic group
11 of medical practitioners to their community.
12 I would also just like to say that I would
13 just like to thank those of you who have
14 mentioned the importance of integration in
15 our community.

16 The outcome of not integrating our
17 community would be much, much more dire than
18 a problem with making a left turn off of
19 Route 9, one that we can easily solve. I
20 hope I see Open Door in Weber Park soon.
21 Thank you.

22 MR. OLIVEIRA: My name is Ed Oliveira. I
23 live at 117 Van Tassel Avenue in Weber Park.
24 This sounds like it's an application for

1 approval of Open Door; Open Door is already
2 in Sleepy Hollow.

3 I live on Van Tassel Avenue, which is
4 near Holland. It's a cut-through right now
5 for a lot of the activities down at the
6 restoration and other activities.

7 We have a tremendous amount of people,
8 even in my dead-end street cutting through.
9 We're always yelling, slow down. As a
10 gentleman on the board, I don't think this
11 board is being adversarial at all. This
12 board is doing its due diligence to represent
13 us, the people in Weber Park.

14 This is not about -- we already have an
15 Open Door here. This is about taking a
16 facility that Open Door knowingly purchased,
17 and that angers me. They knowingly purchased
18 with restrictions. The parking variance
19 would be excessive, extremely.

20 It is not fair for other people who are
21 going to present Open Door did this
22 knowingly, and the way I and others feel is
23 because they did it -- they purchased the
24 building, now they're trying to ram down our

1 throats; that's the way I feel.

2 This is nothing about healthcare because
3 these people are being provided healthcare
4 right now, whoever it was. My daughter
5 happened to go there once a while ago for
6 treatment. This has nothing to with that.

7 This is all about protecting the
8 character of our neighborhood. The traffic
9 patterns, people will go down Route 9 if they
10 don't find a parking space.

11 They will make a right on Gordon; they
12 will learn those new traffic patterns; they
13 will make the right on the other side of
14 Gordon.

15 They will go up Holland, cut through New
16 Broadway. They will not go up Spruce Street.
17 There's a lot of things that they won't do.
18 Just it angers me though that the arrogance
19 of Open Door would even choose to do
20 something like that and call themselves a
21 good neighbor.

22 To me that's the epitome of arrogance.
23 Thank you.

24 THE CHAIRMAN: Thank you.

1 MS. BELTRAN: Hi. Good evening. I
2 wasn't planning on speaking tonight because I
3 spoke last time, and I think I had said
4 pretty much everything I had to say --

5 THE CHAIRMAN: State your name.

6 MS. BELTRAN: Grace Beltran, and I work
7 for Open Door. And I wasn't planning on
8 speaking, but I just wanted to say something
9 in response to what this gentleman before me
10 said.

11 He used certain words that to me prove
12 that he doesn't know Open Door very well, and
13 I think the last thing that we're trying to
14 do is ram anything down anybody's throat.

15 The last thing that we're being is
16 aggressive; we're being responsive; we're
17 answering the questions; we're coming back to
18 you very much humbly and pleading with you
19 and speaking on behalf of our patients and
20 their needs, so I want to just comment to
21 that very specifically because he spoke about
22 Open Door, and I think he mentioned the fact
23 that we were -- what was the exact word that
24 you mentioned.

1 MR. OLIVEIRA: Arrogant.

2 MS. BELTRAN: Arrogant. Arrogant. So
3 the last thing that Open Door is arrogant.
4 We pride ourselves in the fact that we
5 represent a humble, a vulnerable community,
6 and we embrace those characteristics.

7 And as the gentleman before me said, was,
8 again, I think we're -- this is pretty much,
9 you know, putting at risk the character of
10 the community. So, again, it goes back to
11 some of the other points he made and the
12 people before me said that it does go back to
13 nimbyism. Thank you.

14 MS. RUBICK: Hi. My name is Margaret
15 Rubick, R-U-B-I-C-K. I live at 12 Spruce
16 Street. I live in Weber Park. I'm a
17 professional health advocate. I have a
18 private practice and I volunteer at Phelps,
19 and I've interviewed people at Open Door at
20 Beekman Avenue for a research paper.

21 I wrote to the planning board in May of
22 this year supporting the move of Open Door to
23 300 Broadway because I think it would be an
24 asset to our neighborhood. I think we need

1 the healthcare.

2 I think the economic conditions of this
3 country point us in the direction of us
4 needing to be more inclusive and to provide
5 healthcare to everybody.

6 I think small children would benefit from
7 this facility. I think the elderly would
8 benefit from this. I also think that it's
9 amazing to think that Open Door pays \$100,000
10 a year to the village in taxes.

11 So it seems -- and they have also now
12 expended thousands of dollars on plan after
13 presentation after plan after presentation,
14 and, clearly, it's costing us taxpayer money
15 to have these board meetings on a regular
16 basis.

17 I think rather than prolonging the
18 process and costing even more money, we
19 should figure out how to make this work. The
20 fact of the matter is we broke the law here
21 tonight, all of us.

22 According to the sign over there, it says
23 occupancy for more than 49 persons is
24 unlawful and dangerous.

1 Well, we all survived, and now, of
2 course, the heat has driven a number of
3 people home or the late hour, but we survived
4 because it was important for us to be here,
5 and I think it's important for us to work
6 together.

7 I think it's important for us as a
8 community to partner with Open Door and not
9 have an us versus them. Thank you.

10 THE CHAIRMAN: Thank you.

11 MR. BELLONICH: Good evening, everybody.
12 My name is Mario Bellonich, and I live on 153
13 North Washington Street, and I am a taxpayer
14 and concerned citizen.

15 I'm here. Last month I was out of
16 country, but I watch on the 78, and nobody
17 mentioned a few things what I'm going to try
18 to mention on.

19 Open Door is good; I didn't say it's bad.
20 I went a few years ago before on 80 Beekman
21 Avenue when it was over here and this corner
22 was a furniture store for blood pressure, and
23 then after I went down once or maybe two
24 times.

1 First time was okay; second time they did
2 not treat me right, so I stop. Just for
3 blood pressure, and I'm going to tell you why
4 I stop, because people was coming in and they
5 was taking care of them, and I was sitting
6 and sitting and I said forget about it. I'm
7 not going to continue coming here.

8 Okay. But one thing I did hear, they're
9 good, they said doctors are okay, everybody's
10 okay. You provide -- if somebody is sick
11 home, home care, go send the doctor their
12 house, home. I didn't hear that.

13 Another thing, I understand if it's true,
14 if it's not true, I can be corrected, that
15 any facility in this village we have low
16 about the parking, that you supposed to have,
17 you should have on that premise's parking for
18 people that they're going to work there, but
19 if you don't have you may own parcel within a
20 200 feet, but you have to own it to provide
21 off-street parking over there, not Phelps
22 Memorial Hospital, and come and driving them
23 down here.

24 I think that's illegal. If I'm wrong, I

1 would like to see that. But as I said, we
2 have zoning law telling us what to do, what
3 not to do, and not just do it because it's
4 anybody.

5 I come in over here with a backup, and I
6 don't want anybody clap for me. Because we
7 are over here concerned, not just coming over
8 here and talk and let the other people hear
9 us.

10 And there's people talk to me a lot
11 because I'm not working for about 15, 16
12 years, so I go around and I talk to people,
13 and people see me and talk to me, and even
14 somebody suggested, but I know I'm not going
15 to mention that, but some people would not
16 like it, but I'm going to say it anyway, that
17 we have parking right in the village, and say
18 why do they have to go to Phelps Memorial
19 Hospital to park, they can park right down
20 here on Bellwood Avenue. You try it.

21 You see how many people are going to be
22 over here, all the attorneys, and that
23 belongs to the Sleepy Hollow. This is not
24 our side, and then nobody -- I know some

1 people are going to like it, some people are
2 not going to like it. People from down there
3 they won't like it, forget about it. I know
4 that.

5 And there's another thing, is how many
6 people use that Open Door that they don't
7 live in Sleepy Hollow? It's a 10591, yes,
8 that's true, but Tarrytown got 10591.
9 Do we know that? I don't know.

10 And another thing is, in October meeting,
11 I was sitting over there and some of the
12 interns or receptionist, doctors, they said,
13 well, we can park over there in the hospital
14 once or twice and then we park in the village
15 somewhere, it's okay.

16 And I understand that there's a list
17 already who is going to go in the hospital
18 park and be shuttled down here. Well, I'm
19 going to be the first one to look at that,
20 because I don't think that's right if they
21 commit themselves to do something they should
22 do it.

23 But this other thing that I mentioned
24 before about the cost of the village, we

1 should look into that if it's true. If I'm
2 saying something that's not true, correct me,
3 and I'm going to excuse -- I'm not going to
4 holler on anybody and say that you're wrong.

5 And another thing is what is now, there's
6 nothing wrong as far as I'm concerned, and if
7 I lived down here, then maybe those people,
8 and I would not be surprised because I heard
9 from some of them that they're going to ask
10 for reduction in assessment because the
11 things going to go on that they don't expect,
12 and if anybody, you remember when there was a
13 motor cars there, there was always complaint,
14 New Broadway, Lawrence Avenue, people parking
15 where they don't suppose to. They work
16 there. They didn't have enough of parking
17 for even workers at that time.

18 So if this is going to happen again, I
19 don't live next door, but still I'm
20 concerned, because I am part of this village.
21 I pay taxes here, and if they hurt them,
22 they're going to hurt me eventually.

23 And you have meeting for next month
24 again, if can we come back and express if we

1 miss something this time.

2 AUDIENCE SPEAKER: No.

3 MR. BELLONICH: Who said no?

4 THE CHAIRMAN: We're going --

5 MR. BELLONICH: Open for the public.

6 THE CHAIRMAN: We'll reopen for the
7 public.

8 MR. BELLONICH: Okay. Thank you. And
9 Merry Christmas and happy new year everybody.

10 MS. OLIVEIRA: My name is Marian,
11 M-A-R-I-A-N, Oliveira, O-L-I-V-E-I-R-A, and I
12 live at 117 Van Tassel Avenue in Weber Park.
13 I'd like to commend the board on the way they
14 have conducted the meeting tonight.

15 My husband and I have come before the
16 board before for zoning. So we understand
17 what it's all about. It's not about Open
18 Door and what they provide to the community;
19 it's about the safety and it's about traffic.
20 I have lived in Weber Park for 20 years.

21 I actually lived there when Poppy Motors
22 was in business, and I remember people
23 complaining, especially the people in New
24 Broadway, and I just wanted to make a

1 statement here tonight.

2 I'm struggling to understand how Open
3 Door was able to justify that 1 New Broadway
4 is an ideal facility to move their practice
5 to.

6 Open Door has, by their own admission,
7 been operating since the mid-1980s in Sleepy
8 Hollow, less than a half a mile from the
9 proposed location. With this in mind, I
10 believe they should have known the history of
11 the location.

12 Even if they were ignorant of the history
13 of the building, they should have met with
14 representatives of the building department to
15 determine the applicability of the property.
16 That meeting would have revealed that the
17 previous owner, Gratto Plumbing, had extreme
18 difficulty. If I recall, he came at least
19 ten times before the zoning board, maybe
20 more.

21 We were here one night actually when he
22 was here. Getting difficult -- getting
23 approval for parking required what was
24 considered professional office space, and if

1 I recall correctly, he claimed that he was
2 expecting about four visitors per hour, and
3 he was able to provide 22 parking spots, if
4 I'm not mistaken. Some of the them were
5 inside the building though.

6 Since they're intending to expand their
7 service, I contend that the majority of their
8 patients will arrive from outside the village
9 of Sleepy Hollow, such as Elmsford,
10 Tarrytown, Irvington, Hastings, et cetera,
11 and, therefore, will either drive or take
12 cabs leading to congestion in Weber Park and
13 dangerous conditions for residents and
14 pedestrians, and unlike this gentleman from
15 64 New Broadway contends, I walk, my husband
16 can back me up on this.

17 I walk to C-Town; I walk to CVS; I walk
18 whenever I can, and I would even cross
19 Broadway where the traffic consultants
20 considering. I cross over at the horseman
21 and then over because I consider that safer.
22 Open Door hired a traffic engineer to perform
23 a study. They sat for one day on the corner
24 and counted the cars and pedestrians. They

1 were not there when traffic lights stopped
2 working after Sandy. They weren't there on
3 the days when the Saw Mill was closed due to
4 flooding. They didn't see the volume of cars
5 that infused Weber Park on those days to
6 avoid back up.

7 They didn't mention how many cars made
8 illegal left-hand turns on that day off of
9 448 onto Route 9. They didn't mention how
10 many drivers off New Broadway had to slam on
11 the brakes to avoid those drivers, yet
12 they're subscribed with the idea that the
13 pedestrians can safely cross Route 9.

14 You can't even get out of the Weber Park
15 safely going straight, never mind making a
16 right-hand turn.

17 1 New Broadway, if approved, wouldn't be
18 the Open Door facility located at an
19 intersection of two state routes. It will
20 also be the only facility that doesn't
21 provide adequate parking. Ossining has a
22 parking lot directly in the back of the
23 building, and it has public parking across
24 the street.

1 Parking behind the building is also
2 public. In Port Chester they have a
3 multistory car park right across the street.
4 Open Door can self-proclaim that they will
5 provide crossing guards and that employees --
6 and that employee -- and that employees will
7 be required to park at the hospital.

8 Neither of these proposals are
9 enforceable by either the village, nor the
10 applicant. I would like to know what the
11 recourse -- what recourse the village would
12 have if they were to give Open Door a
13 variance based on employees parking at the
14 hospital, which apparently they don't even
15 have -- they haven't met the conditions of
16 master plan according to Sean.

17 Phelps has already proven to the
18 community that they're not honest neighbors
19 when they refused to remove the fence between
20 the Sleepy Hollow Manor and Candle.

21 Open Door indicated that they pay over
22 \$100,000 a year in property taxes. I pay my
23 fair share of property taxes as well, and in
24 return for paying those high taxes, I expect

1 to reside in a safe and secure community.

2 I also vote to elect the trustees of this
3 village and entrust them with responsibility
4 of providing a safe and secure community.

5 They in turn appoint the members of this
6 board to make decisions regarding the
7 development of the community.

8 Approving this appeal by Open Door will
9 no longer provide a safe and secure
10 neighborhood for the residents of Weber Park,
11 nor will it prove safe for the clients of
12 Open Door. Thank you.

13 THE CHAIRMAN: Thank you.

14 MR. SAFIAN: I'm Keith Safian,
15 S-A-F-I-A-N. I'm the CEO at Phelps Memorial
16 Hospital for 23 years. I bought several cars
17 at Capital Motors and waited in long lines
18 until they entered the service phase, so
19 having Open Door there will actually
20 decreased traffic compared to what I
21 remember.

22 A comment though about silliness about
23 crossing the street. High school, I mean,
24 grammar school, right down the road about

1 three blocks, and somehow all of our children
2 get there safely.

3 I don't see them in our emergency
4 department having been run over by cars, so
5 if we're really concerned about crossing, I
6 would focus on the elementary school or the
7 middle school, not on adults going to Open
8 Door.

9 I think this is unfortunate that people
10 are focusing on the wrong things, but why I
11 wanted to speak this evening, just before I
12 got here I was asked to write a piece for 914
13 Inc., Westchester Magazine's new business
14 journal, and I was asked to comment about the
15 Affordable Care Act and the \$80 million cut
16 that Phelps is facing over the next ten years
17 because of this new federal legislation.

18 Then I'm happy to report we have our
19 residency program that just started this
20 year, and with three of our physicians are
21 here this evening, they live on campus.

22 They're not going to drive to Open Door
23 and deal with paying to park as opposed to
24 taking the free shuttle.

1 So I wish people knew more facts, but the
2 fact that the hospital is facing these
3 dramatic cuts that are really devastating
4 when you look at the size of our budget, but
5 at the same time we are trying to expand, we
6 are committed to making sure that we have the
7 right physicians here three years from now,
8 and five, and twenty years from now by having
9 this residency program.

10 The residency program cannot succeed
11 without this Open Door site. This is where
12 the physicians are going to get their
13 outpatient experience which the regulatory
14 agencies require. Those regulatory agencies
15 looked at all the floor plans. We don't
16 choices about where Open Door can go, and we
17 need do this very quickly.

18 Just so you know, we've had over 1100
19 applicants with six slots to join the
20 residency program next July. I'll repeat it,
21 1100 and I think 24 applications for six
22 positions as residents of Sleepy Hollow, New
23 York.

24 We are making a difference in dealing

1 with these national health issues of getting
2 everyone to have access to primary care, and
3 I just urge the zoning board to not let this
4 be a hiccup in our path to trying to do the
5 right thing for our neighbors and our
6 community, and let's let every American have
7 good access to healthcare.

8 THE CHAIRMAN: Anybody else? Okay. I'll
9 make a motion to adjourn the hearing portion.

10 MS. BISHKO: Second.

11 THE CHAIRMAN: Okay. Okay. So we've
12 heard a lot tonight. I see you've been
13 jotting away. Do you have a sense of what to
14 do -- a list in the next -- for next month?
15 Most of the concerns at least that we've
16 raised this evening, and I know we've had a
17 series of hearings, but tonight I think the
18 emphasis has certainly been on the pedestrian
19 and the parking and the traffic issues.

20 So, certainly, the site plan for the
21 hospital we've spent some time on. And I
22 think, you know, the best you can, if you can
23 address would be prepared to address because
24 that certainly is the hot issue coming out of

1 a lot of this putting aside in addition to
2 all the other things that were raised, I
3 think what's front and center at this point
4 is certainly the parking, traffic, and
5 pedestrian issues.

6 I'm not sure. Maybe we can go around and
7 collectively put together a list. You may
8 have your own list that we can go over, but
9 I'm not sure I have specific items for you to
10 come back with next month.

11 MS. TORTORELLA: I think I have -- I have
12 a sense of the issues that we need to develop
13 and address further.

14 What I would ask you for is some
15 clarification of what additional pedestrian
16 information you're looking for or you are
17 struggling with that we might be able to
18 clarify.

19 We've provided numbers. Is it a concern
20 of how we keep people in the crosswalk.

21 THE CHAIRMAN: No, there's nothing
22 specific -- that's why I really said, there's
23 nothing specific I'm requesting. I'm
24 speaking for myself. I've got a lot of

1 information, some submitted literally on the
2 eve of the meeting, so we still need to have
3 appropriate opportunity to approve all them.

4 We have a lot of the information to go
5 through. Certainly, that's going to be one
6 of the big focuses. You've given a lot. I
7 can't tell you that there's something that
8 you haven't given.

9 A lot of it though is going through it
10 and making sure that it's accurate and that
11 it's credible, and it's not just from a
12 statistical and projection standpoint, but
13 from a practical standpoint, and I think
14 that's a lot of what we're struggling with
15 here.

16 You know, a lot of the stuff about how
17 many patients you project per hour cross the
18 road in the course of some days, how many
19 appointments. I mean, it's a lot of data to
20 put together, and there, you know -- this is
21 not purely a statistical analysis.

22 It's a practical analysis of what goes on
23 in our community weighing the benefits
24 against the potential detriments, et cetera,

1 so I can't tell you there's anything specific
2 that is lacking in the information you've
3 given.

4 At least from my standpoint it's really
5 just a matter of synthesizing it and finding
6 whether it really addresses the concerns that
7 I think have been expressed in a way that's
8 realistic, not just statistical.

9 MS. TORTORELLA: Do any other board
10 members have anything in particular with
11 respect to pedestrians? We had a long
12 discussion about how is it really going to
13 work in real life, and I understand what
14 we're getting at. I don't now know how to
15 articulate clearly, but I have a sense in my
16 mind.

17 With respect to pedestrian movement,
18 path, number, location.

19 MS. MOIRON: My question was more with
20 the shuttle. To get more definite answers on
21 the shuttle schedule with the residency
22 program and the whole -- all the employees
23 that would be coming in and the timing of the
24 shifts.

1 MS. TORTORELLA: Right. I have that
2 written down.

3 MR. WERNECK: Right. And I would
4 reiterate, my concern about that shuttle is
5 the frequency. You know, as we -- as I've
6 mentioned before, if it was two times an hour
7 for 12 hours, that's 24 times day. If it's
8 some other number, that could be a
9 significant difference in traffic, so just
10 that one or two vehicles that they're going
11 to use.

12 MS. TORTORELLA: Understood.

13 MR. JUDGE: And that goes to the same
14 thing. It's the practicality of it. Getting
15 that shuttle in and out of that tight parking
16 space when you have other vehicles trying to
17 come in and come out of there, whether
18 they're patients or if it's a taxi dropping a
19 patient off or, for that matter, a loading
20 space you're going to be moving a vehicle in
21 and out of, how do you actually use that
22 loading space to deliver supplies that Open
23 Door would need necessarily.

24 So I mean, to me it's more not just that,

1 you know -- we know what the turn radius of
2 vehicles are. I can look those up in an
3 engineering text. It's that we need to know
4 the practicality of it. How do you actually
5 make it work so that you don't run into
6 issues where traffic backs up.

7 THE CHAIRMAN: And it may or may not
8 drive down Route 9, and a lot of us do, and
9 that really is the sole artery running
10 north/south, you know, through Sleepy Hollow,
11 and ultimately Tarrytown. And a small
12 disruption can sometimes make a very
13 significant impact, so that's a lot of what's
14 causing us to focus on this.

15 MS. TORTORELLA: And we will also provide
16 that additional traffic analysis for Saturday
17 hours which you've asked for and the other
18 items which we were asked to provide.

19 THE CHAIRMAN: Anything else?

20 MS. CROWE: I'm just going to make a
21 comment because people assume that we don't
22 -- we're making it hard for Open Door. We
23 are not making it hard for Open Door. We're
24 trying to understand and trying to make it

1 safe for everyone.

2 I'm a nurse; I know all healthcare is
3 needed here in this community, in every
4 community, but I don't want also the safety
5 to be just put aside, and that's my biggest
6 concern. I expressed it the last time. I
7 didn't express it that much this time because
8 everyone else has been doing it, but I am
9 concerned about a mother, and I'll take
10 myself.

11 Years ago I had three children and one
12 gets sick, I'm sorry, if one is two and one
13 is four and the other is a baby, I'm taking
14 all three to the doctor because I couldn't
15 afford to leave them someplace else while my
16 husband was working, so, yes, there's going
17 to be a mother and a baby with two or three
18 children to having cross that walk, and I am
19 concerned as a parent. Thank you.

20 THE CHAIRMAN: All right. Unless there's
21 anything else, I'd like to make a motion to
22 adjourn or postpone this until next month at
23 which point we will resume.

24 MS. TORTORELLA: You have the date? Do

1 you want to state the date just so that it's
2 in the record.

3 THE CHAIRMAN: I think it's the third
4 Wednesday of every month. I don't have the
5 calendar date in front of me.

6 MS. TORTORELLA: The 16th.

7 THE CHAIRMAN: The third Wednesday of
8 January 2013.

9 MS. TORTORELLA: Very good. Thank you
10 very much. Have a good holiday and happy new
11 year.

12

13

14 (Time noted: 11:28 p.m.)

15

16

17

18

19

20

21

22

23

24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17

C E R T I F I C A T E

I, MICHAEL A. DEMASI, a Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

Michael A. Demasi

MICHAEL A. DEMASI

Court Reporter

	accreditation (1) 529:13	534:21;578:1	450:21	alternative (4) 527:23;528:15; 529:18,23
\$	accrediting (1) 508:21	additional (11) 443:2;445:12,16; 449:1;464:13,24;	afford (1) 583:15	alternatives (2) 511:3;530:12
\$100,000 (2) 563:9;573:22	accurate (5) 445:7;505:15; 515:9;520:16;579:10	512:17;516:2; 537:11;578:15; 582:16	Affordable (2) 545:16;575:15	always (9) 471:5;497:9; 518:14;555:3,8,11, 14;559:9;568:13
\$80 (1) 575:15	accustomed (1) 466:15	address (16) 444:23;445:14,18; 473:22;482:20; 501:6;506:21;512:9;	afraid (3) 543:20;549:13; 552:15	amazed (1) 457:12
[achieve (1) 502:24	522:21;538:16; 540:18;546:14; 556:1;577:23,23; 578:13	again (28) 470:21;471:17; 476:14;479:13; 480:24;481:17; 483:3;489:23; 493:21;494:2,9; 513:17;524:3; 536:13;537:4,5,18, 21;538:1,7,22; 545:15;547:16,17; 562:8,10;568:18,24	amazing (1) 563:9
[ph] (1) 536:24	acknowledge (1) 458:22	addresses (3) 445:5;446:17; 580:6	against (3) 546:9;553:15; 579:24	ambulance (1) 489:3
A	across (28) 451:4;455:13; 457:17;460:5,6; 461:11,21,22;462:6; 463:24;470:5,6,13, 16;472:19;473:10, 12;478:13;523:8,10, 12,13,14,21;542:24; 543:5;572:23;573:3	addressed (7) 463:10;497:4,12; 501:3;508:23;510:3; 520:16	agencies (2) 576:14,14	AMD (1) 555:7
ability (1) 490:22	act (2) 521:13;575:15	addresses (3) 445:5;446:17; 580:6	agenda (1) 442:2	amendment (1) 531:5
able (29) 447:10,17,18,23; 448:19;449:5,11; 454:10;455:22; 456:1;458:12; 466:19,23;467:8,9; 474:8,10;492:12; 497:19,22;500:12; 517:14;518:20; 529:10;545:5;557:7; 570:3;571:3;578:17	acting (1) 521:3	addressing (1) 462:19	aggressive (1) 561:16	amendments (1) 512:16
absent (1) 542:21	activate (3) 469:18,22;472:8	adequate (5) 447:13;449:5; 514:11;545:5;572:21	ago (5) 547:11;548:21; 560:5;564:20;583:11	American (1) 577:6
accept (1) 460:1	activated (2) 453:19;467:15	adequately (2) 547:2;548:7	agony (1) 561:16	Americans (1) 549:20
accepts (1) 531:18	activities (4) 451:23;464:8; 559:5,6	adjacent (2) 538:7;546:18	agreements (1) 530:20	Among (2) 505:16;527:18
accepts (9) 448:10;487:1; 535:4,6,13,23; 537:15;577:2,7	activity (4) 451:15;455:12,20, 21	adjoin (2) 577:9;583:22	agreements (1) 530:20	amount (3) 451:20;487:3; 559:7
access (9) 448:10;487:1; 535:4,6,13,23; 537:15;577:2,7	actual (3) 462:2;468:1; 512:17	adjourn (2) 577:9;583:22	ahead (1) 520:20	amplify (1) 498:3
accessibility (1) 536:2	actually (29) 444:11;445:3; 450:20;451:23; 457:12;458:3,4; 468:10;480:18,20; 482:23;489:2; 490:10;499:10; 506:20;513:1; 519:14,18,20;521:16; 528:23;533:24; 554:11,17;569:21; 570:21;574:19; 581:21;582:4	adjourned (1) 538:13	agree (2) 502:2;509:5	analysis (10) 453:6;477:19; 483:2;514:10,18; 519:6,15;579:21,22; 582:16
accessible (5) 447:2,3;448:1,6; 526:11	actual (3) 462:2;468:1; 512:17	ADLER (7) 441:22;444:10,11; 451:8;452:6,10; 483:2	agreement (2) 505:18;530:24	analyzing (1) 516:24
accident (7) 453:8;455:6; 462:10,11,15;542:12; 555:14	actually (29) 444:11;445:3; 450:20;451:23; 457:12;458:3,4; 468:10;480:18,20; 482:23;489:2; 490:10;499:10; 506:20;513:1; 519:14,18,20;521:16; 528:23;533:24; 554:11,17;569:21; 570:21;574:19; 581:21;582:4	administrators (1) 553:11	agreements (1) 530:20	ANDREWS (2) 546:16,17
accidents (5) 453:10,11,12; 542:11,14	add (5) 465:14,15,20; 527:4;549:24	admission (1) 570:6	agony (1) 561:16	anecdotal (1) 502:11
accommodate (6) 447:15;514:13; 528:10;529:10; 547:23;549:4	added (2) 442:13;449:7	adult (1) 495:9	allocated (1) 517:9	angers (2) 559:17;560:18
accommodating (1) 514:14	adding (3) 464:12;466:12,13	adults (2) 495:17;575:7	allotted (1) 520:8	angle (2) 501:2,2
according (4) 471:23;520:10; 563:22;573:16	addition (8) 475:24;480:20; 482:19;486:7; 491:23;530:1;	advanced (1) 545:19	allow (4) 468:11;469:15; 471:14;489:20	animal (2) 523:14;540:10
accounted (2) 497:2;514:7		adversarial (1) 559:11	allowed (6) 458:20;473:5; 489:8,9,12;533:7	ANITA (2) 441:23;444:16
accounts (2) 454:16;462:9		advocate (1) 562:17	allowing (1) 488:15	Ann (1) 557:1
		advocates (1) 485:17	almost (2) 470:8;509:14	anticipate (2) 486:12;501:22
		aerial (1) 480:22	alone (3) 495:6,19;496:14	anticipated (3) 476:15;490:6; 517:7
		affidavit (4) 442:6;446:18; 455:18;456:5	along (6) 443:15;449:13; 450:15;455:19; 548:15;556:20	anticipating (2) 484:17;489:22
		affiliated (1)		apartments (1) 557:5
				apologize (2)

<p>443:16;500:18 apostrophe (1) 452:9 apparently (3) 500:12;501:3; 573:14 appeal (2) 536:17;574:8 appear (2) 532:1;533:19 appearance (1) 548:21 appears (1) 444:19 applicability (1) 570:15 Applicant (9) 441:4,10;463:12; 513:4;521:12; 523:23;524:6,24; 573:10 applicants (1) 576:19 application (8) 443:1;445:23; 474:14,19,23;478:7; 515:5;558:24 applications (1) 576:21 apply (1) 534:17 appoint (1) 574:5 appointment (3) 495:10;502:12; 533:6 appointments (4) 503:3;533:16,17; 579:19 appreciate (2) 445:8;548:8 approach (1) 481:18 approached (1) 527:13 approaching (1) 478:23 appropriate (7) 473:15;475:24; 513:2;520:12; 524:13;527:9;579:3 approval (5) 489:13;518:10; 520:18;559:1;570:23 approvals (1) 514:20 approve (2) 515:3;579:3 approved (3) 518:15,19;572:17 approving (2) 520:9;574:8 approximate (1)</p>	<p>455:24 approximately (11) 456:14;468:4; 478:16;483:8,19; 484:2,4,12,17; 487:12;504:4 Aqueduct (1) 546:19 ARCHITECT (5) 441:18,20;444:6; 474:21;546:17 architects (1) 478:6 Architecture (2) 444:7;478:6 Arconics (2) 444:7;478:5 area (23) 451:10;453:13; 456:12;458:19; 459:5,20,20;464:7; 478:21;479:5,21; 488:15,16;491:11,21; 518:11;523:5,17; 532:22;534:11,22; 536:24;537:16 areas (1) 511:11 areaway (1) 536:20 arguing (1) 545:13 army (1) 474:22 around (10) 470:12;476:19; 488:22;492:17; 499:15,15;537:7; 555:18;566:12;578:6 arrangement (4) 474:2,3;521:22,23 arrivals (1) 502:5 arrive (2) 448:20;571:8 arrived (4) 483:1,5,8,10 arriving (2) 448:21;487:13 arrogance (2) 560:18,22 Arrogant (4) 562:1,2,2,3 arterial (1) 481:18 artery (1) 582:9 Arthur (1) 553:1 articles (1) 542:6 articulate (1) 580:15</p>	<p>aside (4) 513:17;524:8; 578:1;583:5 assessment (2) 514:4;568:10 asset (2) 546:22;562:24 assist (1) 473:9 assistance (4) 474:7,17;485:16; 502:14 assisting (2) 456:6;466:8 associate (1) 452:10 associated (1) 449:8 assume (2) 531:2;582:21 assumes (1) 492:14 Assuming (2) 480:12;495:18 assumption (1) 496:8 assure (1) 543:24 astonishes (1) 545:8 attachments (1) 443:24 attempted (1) 445:18 attention (1) 446:5 ATTORNEY (1) 441:17 Attorneys (3) 441:4,10;566:22 attractive (1) 535:17 AUDIENCE (1) 569:2 authorities (1) 520:13 authorizing (1) 505:23 automatically (1) 506:3 automobiles (1) 487:1 Automotive (3) 451:5;455:14; 472:20 available (12) 447:17;458:14; 473:8;493:18; 505:21;513:5;514:4, 6;515:6,22;516:14; 531:21 Avenue (29) 459:21;462:7;</p>	<p>463:17;464:9;470:3, 22;477:23;478:24; 479:9;482:4;499:6, 18,24;508:17,19,19; 529:22;535:18; 539:18,22;540:8; 551:4;558:23;559:3; 562:20;564:21; 566:20;568:14; 569:12 avoid (4) 545:15;551:16; 572:6,11 aware (2) 526:6;528:22 away (5) 450:8;492:8,13; 550:12;577:13</p>	<p>514:18;519:22; 524:16;533:21; 534:24;535:7; 536:12;573:13 basement (1) 537:19 basically (2) 472:4;506:7 basing (1) 515:4 basis (8) 459:17;479:20; 486:4;504:22;505:7; 513:19;514:21; 563:16 bear (1) 466:10 bearing (3) 475:20;510:1,6 became (1) 535:12 become (2) 521:18;532:19 Bedford (4) 464:10;470:16; 539:21,22 Beekman (29) 459:21;462:7; 463:24;464:9;470:3, 6,19,22;477:23; 478:13,24;479:9,18; 481:9;482:4;499:6, 17;508:17,19,19; 527:19;529:22; 530:17;535:18; 539:18,21;552:1; 562:20;564:20 beg (1) 556:16 behalf (4) 443:1;512:9; 515:10;561:19 behind (3) 467:11;499:13; 573:1 beings (1) 465:22 belief (1) 510:21 beliefs (1) 508:9 believes (1) 474:12 BELLONICH (5) 564:11,12;569:3,5, 8 Bellwood (1) 566:20 belongs (1) 566:23 BELTRAN (4) 561:1,6,6;562:2 benefit (3)</p>
B				
			<p>baby (2) 583:13,17 back (24) 472:21;480:1; 487:17,20;488:19; 490:2;493:22;496:5; 497:6;500:13;501:4; 502:4;518:19;519:9; 541:3;554:15; 561:17;562:10,12; 568:24;571:16; 572:6,22;578:10 backed (2) 457:3;491:5 backing (4) 491:1,22;492:19; 496:16 backs (3) 490:9,12;582:6 backup (2) 490:7;566:5 backwards (1) 549:3 backyard (1) 544:16 bad (1) 564:19 balance (2) 487:12;510:24 barriers (1) 447:5 base (2) 517:13;533:9 based (32) 457:23;458:1; 460:9;463:6;464:22; 465:16;477:18; 478:8;480:9,24; 484:1;486:20,20; 495:18;496:9,13; 497:5,8,11;498:6; 502:3;511:18,19,21;</p>	

<p>444:24;563:6,8 benefits (2) 521:5;579:23 bent (1) 549:3 best (4) 538:1;541:24; 555:22;577:22 better (1) 536:13 beyond (2) 485:13;523:20 big (5) 543:16;545:2; 546:6;554:14;579:6 bigger (2) 504:10;545:16 biggest (1) 583:5 BISHKO (20) 457:1,7;470:12; 486:5,10,18,23; 487:17;488:5,8,13; 489:6,10,14,22; 493:20;498:18,22; 500:15;577:10 bit (6) 451:19;472:13; 478:11;485:6,7; 523:20 blends (1) 548:21 Blitz (1) 523:11 blocking (1) 492:3 blocks (1) 575:1 blood (2) 564:22;565:3 board (47) 442:12,18;447:13; 452:2,3;474:11,12, 17;475:19,21,23; 476:1,4;478:4;504:6; 507:24;510:13,20,21, 24;514:1;515:1,3,8, 10;520:9;521:19; 522:1,20;524:11; 525:8;530:15;531:9; 541:23;549:5; 551:12;559:10,11,12; 562:21;563:15; 569:13,16;570:19; 574:6;577:3;580:9 board's (3) 446:5;510:2,7 borne (1) 462:1 both (7) 453:18;454:22; 457:16;461:10; 466:13;508:20;</p>	<p>539:17 bottom (1) 452:17 bought (1) 574:16 boundary (1) 478:16 brakes (1) 572:11 breakdown (2) 442:7;516:15 breakfast (1) 547:7 bridge (1) 550:3 brief (2) 451:20;452:2 bring (6) 523:9;540:1,13; 556:6,14,16 broached (1) 520:12 broader (1) 506:18 Broadway (67) 441:11;446:10; 451:5;453:23,24; 454:5,6,6,7,8,22; 455:3,13;462:7; 463:24;464:9; 468:24;469:20; 470:1,8,15,17,18,21; 471:1,4,6,13,22; 472:11,19;478:12; 479:3,10;481:19,23; 499:17;529:19; 535:6,8;539:3,12,13, 16,23,24;540:1,9; 541:9;543:10;544:9; 545:4,15;548:9,15; 549:16;551:23; 556:20;560:16; 562:23;568:14; 569:24;570:3; 571:15,19;572:10,17 broke (1) 563:20 brought (3) 474:22;479:6; 539:5 budget (1) 576:4 buffer (2) 536:21;537:12 build (2) 513:1;547:22 building (23) 447:18;484:16; 512:22;526:5,6,7; 527:19;528:21,24; 529:6;535:20; 536:10;540:23; 541:2;547:4,20;</p>	<p>554:6;559:24; 570:13,14;571:5; 572:23;573:1 buildings (3) 517:1,6;553:20 built (4) 517:15;518:2; 519:17;553:12 bus (7) 488:5,6;498:7; 504:4,7;505:24; 539:10 busier (1) 458:15 business (6) 523:19;527:14,14; 551:9;569:22;575:13 businesses (1) 523:16 busing (1) 448:7 button (12) 453:18,19;467:16; 469:14,18,21;471:17, 19;472:5,6,8;473:9 bylaws (1) 547:14</p>	<p>498:15,19;499:16; 501:21;502:9;503:6; 504:11,13;506:5; 508:3;514:15; 515:23;516:1; 517:20;518:22; 519:9;521:7;523:15; 525:4,10,20;526:20; 530:3,5;532:3;533:9; 534:20;539:19,22; 540:22;543:24; 548:8;549:10;554:3; 555:23;556:20; 558:19;565:14; 566:19;567:13; 568:24;571:16,18; 572:13;573:4; 576:16;577:22,22; 578:6,8;582:2,12 Candle (1) 573:20 Capital (1) 574:17 Capossela (2) 442:18,20 car (10) 488:24;489:6,14; 490:20,24;491:3; 492:18,19;503:17; 573:3 care (5) 543:22;565:5,11; 575:15;577:2 cars (12) 487:15;489:16; 490:3;492:15; 499:23;500:4; 568:13;571:24; 572:4,7;574:16; 575:4 case (5) 453:3;472:2,7; 531:23;554:3 case-by-case (1) 486:4 Catholics (1) 544:7 cause (1) 491:6 causing (2) 493:22;582:14 CDROMS (1) 442:5 Cedar (1) 481:23 center (17) 446:9,24;447:4,8, 10,22;448:5;449:22; 450:8,11;478:12; 506:9;532:18,20; 547:16;548:19;578:3 centers (3) 449:20;450:2,19</p>	<p>central (1) 448:1 centrally (1) 450:3 CEO (4) 441:19,21;518:1; 574:15 certain (3) 502:23;525:22; 561:11 certainly (10) 470:3;499:3; 522:10;525:19; 538:5;577:18,20,24; 578:4;579:5 certificate (1) 516:11 certify (1) 585:6 cetera (4) 525:24;532:16; 571:10;579:24 CHAIRMAN (110) 442:1,24;443:12, 20;444:20;445:9; 452:1;456:18;457:9; 458:23;460:13; 462:19;464:17; 465:4,10;469:23; 470:4;472:12; 473:24;474:24; 476:8,13;478:3; 479:14;480:6;482:6, 12,17;488:18,23; 490:8;492:6,14; 493:6,10,17;495:4, 15,18;496:6;498:11, 20;499:1,6;500:6; 504:23;506:20; 507:2,6,10,14,20; 508:22;509:24; 511:8,17;512:8; 513:16;518:8;520:4, 7,22;522:4,6,9,17; 523:1,22;524:3,23; 525:7;526:23;528:2; 529:3,7,20;530:3,8, 18;531:5,11,14; 533:6,10;534:5; 536:4,17;538:10; 539:1;540:15,18; 549:8,12;552:24; 554:8;556:23; 560:24;561:5; 564:10;569:4,6; 574:13;577:8,11; 578:21;582:7,19; 583:20;584:3,7 chance (3) 530:22;545:22,23 chances (1) 492:3 change (10)</p>
C				
		<p>cabs (2) 487:1;571:12 calculated (1) 512:14 calculating (1) 479:21 calculation (6) 461:9;467:20; 497:6;498:6;519:22; 535:1 calendar (1) 584:5 call (5) 452:22;453:22; 461:1;545:10;560:20 came (9) 462:20;482:23; 509:13;524:21,23; 525:1;529:14; 545:18;570:18 campaign (1) 458:10 campus (3) 447:11,14;575:21 can (76) 445:8,23;447:8; 452:3,19,20;454:15; 456:8;457:5;459:10, 14;461:21;466:3,16; 470:17;472:12; 478:18;481:18; 489:4,16;490:15,21; 492:18;494:10;</p>		

471:12;476:23; 501:9;502:1;504:2; 534:10;536:4;538:2; 546:11;557:21 changed (1) 557:22 changes (6) 474:19;484:8; 486:21;501:12,19; 528:7 changing (1) 488:1 Chapter (1) 550:15 character (2) 560:8;562:9 characteristics (1) 562:6 charts (1) 525:15 check (2) 457:22;505:9 checkup (1) 502:17 chemical (1) 521:11 CHERF (2) 549:10,13 Chester (1) 573:2 Chestnut (1) 481:16 chief (3) 444:8,16;446:16 child (4) 499:9,11;555:6,13 children (12) 495:7;502:12,14; 503:1;505:6;542:24; 555:18;556:19; 563:6;575:1;583:11, 18 choices (1) 576:16 choose (3) 457:1;546:4; 560:19 Christmas (3) 550:13;551:1; 569:9 Church (1) 557:2 circumference (1) 476:19 citizen (1) 564:14 citizens (1) 522:18 civilized (1) 545:19 claim (1) 459:14 claimed (1)	571:1 clap (1) 566:6 clarification (6) 460:2;494:9; 503:14;504:3; 516:13;578:15 clarified (2) 503:23;513:20 clarify (9) 464:2;477:24; 497:15;498:3;503:6; 510:8;531:20; 551:11;578:18 classes (2) 485:1,8 classroom (2) 484:19,21 clear (8) 464:17;473:24; 482:6;504:24;511:6; 514:11;525:21;542:8 clearance (1) 468:9 clearly (4) 481:17;525:15; 563:14;580:15 client (3) 528:10;549:2; 557:11 clientele (3) 479:22;493:9; 536:14 clients (1) 574:11 clinic (2) 449:24;533:14 Clinton (1) 481:16 clock (1) 540:2 close (3) 450:3;535:24; 541:14 closed (1) 572:3 closely (1) 449:20 Club (1) 523:14 co-counsel (1) 443:9 code (7) 481:4;482:2,16; 483:15;513:13; 518:3;545:12 coincidence (1) 543:12 colleague (1) 557:15 collectively (1) 578:7 College (3)	481:10;485:11; 551:4 color (2) 481:2,21 colors (1) 482:13 combination (2) 528:12;546:10 coming (33) 449:2;459:6; 463:23;465:8;466:4; 471:3,5;477:16; 488:11,14;489:6,14, 15;492:23;494:1; 496:4,10,19;497:10, 18;499:16;501:17; 504:9;505:9;540:1; 551:21;557:23; 561:17;565:4,7; 566:7;577:24;580:23 commend (1) 569:13 comment (5) 449:17;561:20; 574:22;575:14; 582:21 commentary (2) 450:22;524:1 comments (2) 524:16;544:17 commit (1) 567:21 commitment (1) 556:4 committed (4) 541:15;556:5,8; 576:6 committee (2) 527:17;529:13 commonsense (1) 522:14 communications (1) 526:15 community (33) 459:11;504:16; 542:3;543:9;546:4, 23;548:23;550:9,14, 24;552:17,22;553:17, 21;554:20;555:16; 556:4,14;558:11,15, 17;562:5,10;564:8; 569:18;573:18; 574:1,4,7;577:6; 579:23;583:3,4 commute (2) 477:1,7 company (1) 551:19 Compared (2) 545:19;574:20 compelling (1) 482:5 compiled (2)	521:7;531:7 complaining (1) 569:23 complaint (1) 568:13 complete (1) 517:1 completely (1) 544:8 compliance (1) 520:19 complications (1) 522:13 component (2) 461:13;498:12 components (1) 468:10 conceivably (1) 498:19 concern (15) 448:2;449:7;451:3; 460:22;463:9,13; 490:13;491:9;497:4; 504:6;548:9;554:23; 578:19;581:4;583:6 concerned (13) 508:2;524:19; 529:22;542:17,18; 555:2;564:14;566:7; 568:6,20;575:5; 583:9,19 concerning (1) 552:7 concerns (12) 473:22;524:17; 542:7,23;543:2,24; 544:8,11;548:5; 549:22;577:15;580:6 concurrent (1) 468:21 condition (6) 474:10;489:13; 506:16;520:14,18; 522:2 conditions (6) 462:2;516:20; 520:23;563:2; 571:13;573:15 conducted (2) 485:2;569:14 conference (2) 484:24;485:14 confidentially (1) 543:24 conflict (2) 451:3;466:4 conflicts (2) 460:7;461:23 confused (1) 533:14 congestion (2) 490:11;571:12 connection (2)	474:13;530:17 consensus (2) 524:11;525:9 consequence (1) 465:2 consequences (1) 555:12 consider (4) 453:4;500:4; 513:18;571:21 consideration (1) 515:2 considered (1) 570:24 considering (1) 571:20 consolidated (1) 492:9 conspicuously (1) 542:21 constantly (1) 502:1 construct (2) 447:17;516:7 constructed (3) 512:19;519:1,4 constructing (1) 536:20 construction (3) 518:13;520:21; 521:11 consultant (2) 444:10;512:1 consultants (3) 526:15;549:2; 571:19 CONSULTING (6) 441:22;444:11; 451:9;452:7,11; 483:2 contacted (1) 529:1 contend (1) 571:7 contends (1) 571:15 continually (2) 487:20,22 continuation (1) 443:4 continue (4) 456:24;477:8; 504:20;565:7 continuing (1) 498:23 control (1) 474:4 controlling (3) 510:2,6,22 convenient (1) 540:21 conversation (1) 553:11
--	--	--	--	--

<p>convert (1) 526:9</p> <p>converting (1) 527:12</p> <p>convey (1) 510:21</p> <p>COO (1) 441:23</p> <p>cooperate (1) 475:22</p> <p>cooperation (1) 474:7</p> <p>coordination (1) 448:23</p> <p>copies (3) 507:16,19;516:2</p> <p>copy (5) 506:23;507:12; 515:24;530:20,24</p> <p>corner (4) 452:18;535:22; 564:21;571:23</p> <p>corporate (1) 553:13</p> <p>corrected (1) 565:14</p> <p>correction (1) 460:2</p> <p>correctly (3) 498:1;516:18; 571:1</p> <p>corridor (1) 460:18</p> <p>Cortlandt (1) 481:10</p> <p>cost (3) 466:10;475:20; 567:24</p> <p>costing (2) 563:14,18</p> <p>costs (1) 521:6</p> <p>counseling (1) 502:21</p> <p>count (2) 512:24;519:18</p> <p>counted (6) 464:6;515:18,19; 517:22;519:24; 571:24</p> <p>counting (4) 512:20,21,22,23</p> <p>country (3) 544:4;563:3; 564:16</p> <p>country's (1) 544:5</p> <p>couple (6) 449:17;467:13; 511:1;539:4;547:11; 548:20</p> <p>course (5) 454:11;517:24;</p>	<p>527:5;564:2;579:18</p> <p>Court (2) 585:4,16</p> <p>covered (1) 521:22</p> <p>create (4) 478:14;504:8; 547:11,16</p> <p>creates (1) 448:11</p> <p>credible (1) 579:11</p> <p>credit (2) 519:12;539:24</p> <p>critics (1) 544:24</p> <p>cross (42) 451:2,17;453:21; 457:15;458:5,13,20; 459:2;460:18;461:3; 462:4,5,22,23;463:4, 7,17;466:3,20,21; 467:23,24;468:11; 469:16;470:13,24; 471:15;472:18; 475:5;489:16; 522:19;523:5; 539:17;540:8,10; 555:19;556:19; 571:18,20;572:13; 579:17;583:18</p> <p>crossed (4) 456:21;457:12,14; 458:5</p> <p>crosses (1) 458:17</p> <p>crossing (42) 453:6;456:19; 458:14;460:20; 461:10;462:14,17; 464:6;465:13,19; 466:7,8;469:19,24; 470:15,19,20,23; 472:13,15;473:1,3,8, 14,23;486:8;490:4,5; 520:10;521:4;522:2; 523:18,19;524:18; 542:15;544:24; 545:14;555:4,10; 573:5;574:23;575:5</p> <p>crossings (1) 555:2</p> <p>crosswalk (27) 451:16;452:15,19; 453:5;454:21; 455:13;457:18; 459:3;460:20; 461:21;463:18; 464:1,7;465:23; 469:24;470:5,14,16, 20,24;471:15; 473:12;490:12; 540:3,12;550:5;</p>	<p>578:20</p> <p>crosswalks (4) 451:15;470:2,10; 539:15</p> <p>Croton (1) 546:19</p> <p>CROWE (9) 470:7;484:19; 485:12,20;486:2; 499:5;507:15,18; 582:20</p> <p>C-Town (2) 491:3;571:17</p> <p>curb (1) 489:20</p> <p>curbside (1) 548:12</p> <p>curious (1) 457:7</p> <p>current (12) 477:22;479:8,12; 481:4;482:4,14; 484:4,7;486:12,18; 547:14,15</p> <p>currently (9) 465:13;471:2,14; 473:7;479:4;484:13, 15;486:11;536:23</p> <p>cut (4) 457:17;554:4; 560:15;575:15</p> <p>cuts (2) 545:11;576:3</p> <p>cut-through (1) 559:4</p> <p>cutting (1) 559:8</p> <p>CVS (1) 571:17</p> <p>cycle (1) 469:5</p> <p>Cynthia (1) 549:15</p>	<p>dated (10) 442:3,9,11,15,17, 20;443:23;507:11, 17;512:3</p> <p>dates (1) 482:22</p> <p>daughter (3) 558:2,5;560:4</p> <p>David (1) 442:12</p> <p>day (9) 485:5;490:1; 501:19;503:22; 504:9;550:1;571:23; 572:8;581:7</p> <p>days (4) 451:23;572:3,5; 579:18</p> <p>dead-end (1) 559:8</p> <p>deal (2) 504:6;575:23</p> <p>dealing (1) 576:24</p> <p>death (1) 545:11</p> <p>DEC (2) 521:13,13</p> <p>December (19) 442:3,10,11,15,20; 443:13,20,23;506:21, 23,24;507:3,6,7,11, 13,17,21,23</p> <p>decided (1) 527:6</p> <p>decision (1) 546:5</p> <p>decisions (1) 574:6</p> <p>decreased (1) 574:20</p> <p>deem (4) 466:6;471:10; 473:15;475:23</p> <p>defects (1) 528:9</p> <p>deficiencies (1) 525:23</p> <p>deficiency (1) 547:18</p> <p>define (1) 546:4</p> <p>definite (1) 580:20</p> <p>definitional (1) 531:15</p> <p>delays (1) 449:1</p> <p>deliberately (1) 544:12</p> <p>deliver (1) 581:22</p> <p>demand (2)</p>	<p>497:13;500:22</p> <p>DEMASI (2) 585:4,15</p> <p>democracy (1) 545:20</p> <p>demolished (1) 547:21</p> <p>demonstrate (3) 511:2;520:19; 532:21</p> <p>demonstrated (2) 493:19;494:2</p> <p>demonstrates (1) 512:13</p> <p>densities (1) 481:11</p> <p>density (2) 481:6,21</p> <p>dentist (1) 540:22</p> <p>department (8) 469:3;526:5,6; 528:21;529:1,6; 570:14;575:4</p> <p>DePeyster (2) 481:16;540:19</p> <p>depositing (1) 448:14</p> <p>descends (1) 538:5</p> <p>describe (1) 531:14</p> <p>description (1) 527:17</p> <p>design (1) 511:3</p> <p>designated (1) 483:21</p> <p>desire (3) 527:18;535:3,16</p> <p>detail (3) 501:5;526:22; 530:23</p> <p>deter (1) 480:4</p> <p>determination (2) 513:15;515:1</p> <p>determine (2) 459:15;570:15</p> <p>determined (1) 508:20</p> <p>detriments (1) 579:24</p> <p>devastating (1) 576:3</p> <p>develop (2) 490:23;578:12</p> <p>development (1) 574:7</p> <p>diabetes (2) 485:20,22</p> <p>diagonally (2) 457:17,19</p>
		D		
		<p>Dale (1) 442:14</p> <p>danger (3) 523:7;542:19; 550:4</p> <p>dangerous (4) 450:23;523:5; 563:24;571:13</p> <p>dangerousness (1) 461:24</p> <p>darker (1) 544:6</p> <p>data (3) 495:5;496:10; 579:19</p> <p>date (3) 583:24;584:1,5</p>		

<p>diagram (3) 451:13;452:13; 477:10</p> <p>diagramming (1) 477:15</p> <p>diagrams (3) 466:15;488:21; 489:2</p> <p>dictates (1) 522:14</p> <p>difference (10) 468:15,23;479:8, 11;504:10;528:5; 545:23;547:8; 576:24;581:9</p> <p>different (6) 452:23;468:14; 480:18;515:2; 527:24;548:6</p> <p>differently (1) 463:1</p> <p>difficult (2) 451:1;570:22</p> <p>difficulty (3) 449:4;526:19; 570:18</p> <p>diligence (1) 559:12</p> <p>dime (1) 498:15</p> <p>diminishes (1) 494:7</p> <p>diner (4) 470:6,7,12;523:12</p> <p>dire (1) 558:17</p> <p>direct (1) 479:19</p> <p>directed (1) 538:18</p> <p>direction (2) 480:8;563:3</p> <p>directions (1) 454:23</p> <p>directly (2) 551:23;572:22</p> <p>disagree (1) 492:4</p> <p>disaster (1) 500:7</p> <p>discovered (1) 526:12</p> <p>discrepancies (1) 467:5</p> <p>discriminate (1) 532:18</p> <p>discuss (2) 446:3;467:6</p> <p>discussed (3) 475:1;520:8; 530:19</p> <p>discussion (3) 505:3;547:5;</p>	<p>580:12</p> <p>discussions (2) 475:16;476:10</p> <p>dislike (1) 546:12</p> <p>dismiss (1) 544:8</p> <p>display (2) 452:13,21</p> <p>disposal (1) 521:11</p> <p>disruption (1) 582:12</p> <p>distance (9) 476:16;479:8,11, 15,15,17;480:11; 490:10;496:1</p> <p>distinction (2) 517:19,19</p> <p>distinguished (1) 520:15</p> <p>divided (1) 478:9</p> <p>Divney (1) 512:1</p> <p>doc (1) 533:14</p> <p>doctor (4) 533:6;558:4; 565:11;583:14</p> <p>doctors (8) 449:4;495:14; 532:23;542:9; 557:21,23;565:9; 567:12</p> <p>documentation (3) 509:16;518:7; 525:22</p> <p>documented (1) 453:14</p> <p>documents (1) 505:17</p> <p>dog's (1) 547:7</p> <p>dollars (2) 553:22;563:12</p> <p>done (12) 455:4,16;458:17; 475:3;486:3;503:5; 517:20;518:17; 521:8;527:3;547:11; 548:20</p> <p>DOOR (118) 441:19,20,23; 443:11;444:9,17; 446:21;447:21; 448:3,8;449:2,3,10, 20;450:5;451:22; 452:16,18;455:15; 458:8;459:7,13,16; 472:23;476:20; 477:17;478:8;481:1; 484:11;485:9;</p>	<p>487:11;499:7,12,22; 503:10;505:19,21; 506:4,7,12;508:21; 517:11;521:2;526:8, 17,18;527:3,4,10,13, 23,24;528:14,24; 529:1,16,22;530:11; 532:5;533:3,7,11; 535:11;540:17,20; 541:12,18;543:11; 545:1,9;550:18,20; 551:2;552:8,16; 553:4;554:14,18; 556:3;557:11,24; 558:1,20;559:1,1,15, 16,21;560:19;561:7, 12,22;562:3,19,22; 563:9;564:8,19; 567:6;568:19; 569:18;570:3,6; 571:22;572:18; 573:4,12,21;574:8, 12,19;575:8,22; 576:11,16;581:23; 582:22,23</p> <p>Door's (8) 446:8;458:12; 502:15;530:11; 534:4;542:20; 543:13;544:19</p> <p>DOT (2) 469:1;471:21</p> <p>down (33) 446:21;462:7; 463:17;470:3; 478:23;479:18; 490:9;492:24; 493:21;496:2,4,22, 22;498:23;529:17; 539:19;540:2,7; 542:9;559:5,9,24; 560:9;561:14; 564:23;565:23; 566:19;567:2,18; 568:7;574:24;581:2; 582:8</p> <p>downtown (1) 527:14</p> <p>dozen (2) 523:16;541:13</p> <p>Dr (2) 495:21;555:24</p> <p>draft (2) 531:3,13</p> <p>dramatic (1) 576:3</p> <p>drive (7) 492:23;493:3,11; 543:4;571:11; 575:22;582:8</p> <p>driven (1) 564:2</p> <p>drivers (4)</p>	<p>551:14;555:13; 572:10,11</p> <p>driveway (4) 490:21,24;493:16; 523:11</p> <p>driving (2) 487:5;565:22</p> <p>drop (3) 498:16;499:9; 552:13</p> <p>drop-off (2) 552:5,12</p> <p>dropped (4) 483:11;487:15; 499:19;500:10</p> <p>dropping (4) 498:13;499:23; 500:4;581:18</p> <p>due (2) 559:12;572:3</p> <p>during (16) 455:16,16;462:14, 16,18;464:4,12,19; 465:11;466:1; 487:10;490:2; 501:12;508:13; 514:9;520:1</p> <p>DVDs (5) 442:5,7;460:4; 463:11;467:10</p>	<p>502:24</p> <p>efficient (2) 467:9;501:23</p> <p>effort (1) 467:8</p> <p>egress (2) 490:17;535:10</p> <p>eight (3) 489:23;490:3; 504:11</p> <p>either (11) 483:11;507:15; 530:16;532:13,22; 534:17;549:5; 552:13,14;571:11; 573:9</p> <p>elderly (1) 563:7</p> <p>elect (1) 574:2</p> <p>elementary (1) 575:6</p> <p>elements (1) 510:24</p> <p>elephant (1) 543:17</p> <p>elevations (1) 547:9</p> <p>elevator (6) 526:11;527:7; 535:8,15,22;536:1</p> <p>eligible (1) 502:13</p> <p>eliminate (2) 537:15;538:9</p> <p>Elmsford (1) 571:9</p> <p>else (7) 538:11;549:14; 577:8;582:19;583:8, 15,21</p> <p>else's (1) 468:16</p> <p>elsewhere (1) 527:9</p> <p>e-mail (5) 442:14,14,17,19,21</p> <p>embrace (1) 562:6</p> <p>embraced (1) 504:24</p> <p>emergency (2) 535:10;575:3</p> <p>emphasis (1) 577:18</p> <p>employed (1) 472:22</p> <p>employee (3) 521:13;557:3; 573:6</p> <p>employees (6) 501:14;505:22; 573:5,6,13;580:22</p>
E				
<p>Eagle's (1) 523:13</p> <p>early (1) 535:3</p> <p>easier (1) 536:2</p> <p>easily (1) 558:19</p> <p>east (2) 470:17,24</p> <p>easterly (1) 479:3</p> <p>economic (1) 563:2</p> <p>economically (1) 530:9</p> <p>Ed (2) 546:17;558:22</p> <p>educate (2) 555:21;556:12</p> <p>educated (1) 466:13</p> <p>education (6) 485:12,15,18,23; 556:9;558:3</p> <p>educational (1) 458:10</p> <p>effective (1) 458:18</p> <p>efficiency (1)</p>	<p>Elmsford (1) 571:9</p> <p>else (7) 538:11;549:14; 577:8;582:19;583:8, 15,21</p> <p>else's (1) 468:16</p> <p>elsewhere (1) 527:9</p> <p>e-mail (5) 442:14,14,17,19,21</p> <p>embrace (1) 562:6</p> <p>embraced (1) 504:24</p> <p>emergency (2) 535:10;575:3</p> <p>emphasis (1) 577:18</p> <p>employed (1) 472:22</p> <p>employee (3) 521:13;557:3; 573:6</p> <p>employees (6) 501:14;505:22; 573:5,6,13;580:22</p>			

employment (1) 530:24	essentially (4) 471:7;477:5; 478:10,13	example (11) 449:23,24;456:10; 458:16;487:8;491:2, 16;508:15;511:1; 551:18,21	488:4	523:9;535:13,18,24; 536:15;541:12; 546:9,21;553:23; 559:16;563:7; 565:15;570:4; 572:18,20
encourages (1) 448:9	et (4) 525:23;532:16; 571:10;579:24	examples (1) 459:4	expecting (2) 451:2;571:2	facing (3) 545:7;575:16; 576:2
encroaching (1) 536:15	euphemistic (1) 544:1	exceed (1) 537:4	expedited (1) 528:23	fact (17) 449:18;459:18; 465:22;479:7; 480:20;490:8;498:4; 515:9;541:13; 542:18;543:2; 547:19;548:3; 561:22;562:4; 563:20;576:2
end (2) 487:13;512:4	evaluate (1) 451:8	exceeds (2) 512:6;538:4	expended (1) 563:12	factor (1) 499:2
ended (1) 529:18	evaluated (1) 477:19	excellent (1) 558:6	experience (4) 502:14,15;532:9; 576:13	facts (1) 576:1
endure (1) 545:10	eve (1) 579:2	excess (4) 511:14,15;515:22; 517:15	expert (2) 462:20;531:8	faculty (2) 494:19,19
enforceable (1) 573:9	even (23) 457:18;458:24; 460:20;462:13; 465:24;468:8; 469:15;475:16; 510:12;522:13; 531:21;547:22; 555:13;557:9;559:8; 560:19;563:18; 566:13;568:17; 570:12;571:18; 572:14;573:14	except (1) 535:9	explain (7) 451:21;472:12; 478:2;504:21;508:4, 9;509:19	fail (1) 459:2
engage (2) 458:9;521:20	evening (20) 443:6,11;444:3,12, 18;446:2;452:8; 456:5;526:21; 546:16;549:10,14; 551:3;553:1;556:24; 561:1;564:11; 575:11,21;577:16	excessive (1) 559:19	explains (1) 451:13	fair (4) 504:19;517:12; 559:20;573:23
engaging (1) 553:10	events (1) 506:11	exchange (1) 525:10	explanation (1) 446:12	fairly (4) 475:13;481:17; 482:5;491:18
engineer (3) 444:14;452:12; 571:22	eventually (1) 568:22	Excuse (4) 459:10;477:24; 534:13;568:3	express (2) 568:24;583:7	faiths (1) 550:14
engineering (1) 582:3	everybody (9) 448:21;468:16; 500:18,20,23;555:1; 563:5;564:11;569:9	executive (2) 444:8;446:16	expressed (4) 508:3;509:2;580:7; 583:6	fall (1) 537:15
enhance (2) 546:24;548:23	everybody's (1) 565:9	exhibit (1) 511:24	expression (2) 544:2;547:6	falls (1) 538:8
enough (10) 447:18;448:19; 449:4;490:16;491:5; 493:14;501:17; 530:6;554:1;568:16	Everyone (9) 457:14;461:1; 492:14;499:19; 530:22;549:14; 577:2;583:1,8	exhibits (3) 442:10;443:15; 511:13	extended (1) 541:15	familiar (2) 450:19;550:15
ensure (1) 473:14	everyone's (1) 492:16	exist (2) 460:8;521:15	extending (1) 479:18	families (1) 531:19
entered (1) 574:18	evidence-based (1) 546:7	existed (1) 535:7	extensive (1) 524:1	family (3) 446:7,22;531:17
enterprise (1) 475:9	evident (2) 556:9,18	existence (1) 493:23	extrapolated (1) 464:24	fan (1) 554:14
entire (3) 469:4;545:7,8	evils (1) 536:13	existing (23) 447:13;459:4; 476:19;477:6; 508:16;511:22,23; 512:5,15;514:19; 515:17;516:19,22; 517:13,16,17,21,23; 529:24;535:14; 536:9;537:17;538:3	extreme (1) 570:17	fantastic (1) 558:10
entity (2) 506:11;508:21	exact (1) 561:23	exits (1) 493:19	extremely (1) 559:19	far (8) 491:4,15;499:7; 518:2;529:21; 542:17;549:1;568:6
entrance (3) 490:18;491:4; 498:19	exactly (1) 516:13	exit (1) 492:12	face (2) 543:6,6	Farm (1) 556:1
entrust (1) 574:3	exaggerated (1) 544:11	exiting (1) 517:4	facilitate (1) 537:23	FARRELL (13) 441:19;444:8; 446:19;483:16,20,23; 484:6;494:14; 495:13,16;503:15; 505:14;526:20
envelope (1) 497:6		expand (3) 554:19;571:6; 576:5	facilitated (1) 535:21	fashion (5) 447:20;475:6; 483:10;485:2;487:14
environmental (1) 521:9		expanded (1) 465:3	facilitation (1) 448:23	
envision (1) 497:23		expect (9) 451:16;458:12,15; 464:23;465:1;474:9; 477:8;568:11;573:24	facilities (3) 521:10,11,12	
envisioned (1) 472:21		expectation (1) 516:16;517:10;	facility (45) 448:4;461:7,15; 476:24;477:1,6; 479:9,10,13,19; 480:15;481:4;482:4, 15;485:4,13;486:12; 487:18;488:9,10; 494:4,16;503:11,24; 506:17;508:17; 512:24;514:9; 516:16;517:10;	
epitome (1) 560:22			F	
especially (3) 491:10;554:19; 569:23			face (2) 543:6,6	
ESQ (2) 441:7,13			facilitate (1) 537:23	
essence (3) 446:20;505:20; 508:14			facilitated (1) 535:21	
			facilitation (1) 448:23	
			facilities (3) 521:10,11,12	
			facility (45) 448:4;461:7,15; 476:24;477:1,6; 479:9,10,13,19; 480:15;481:4;482:4, 15;485:4,13;486:12; 487:18;488:9,10; 494:4,16;503:11,24; 506:17;508:17; 512:24;514:9; 516:16;517:10;	

<p>favor (3) 553:4;554:7,17</p> <p>fear (1) 546:10</p> <p>feasibility (2) 508:18;525:20</p> <p>feasible (1) 530:8</p> <p>feasibly (1) 530:4</p> <p>features (1) 535:17</p> <p>federal (1) 575:17</p> <p>federally (5) 446:23;447:8,22; 532:17,19</p> <p>fee (1) 532:8</p> <p>feel (4) 508:14;548:24; 559:22;560:1</p> <p>feet (6) 484:14,18;489:19; 535:1;538:4;565:20</p> <p>felt (2) 509:3;536:12</p> <p>fence (1) 573:19</p> <p>few (7) 446:2,5;457:12; 458:3;476:14; 564:17,20</p> <p>field (1) 531:6</p> <p>figure (2) 452:14;563:19</p> <p>file (1) 516:1</p> <p>filing (1) 537:21</p> <p>fill (1) 553:20</p> <p>financial (1) 532:15</p> <p>find (3) 463:16;534:1; 560:10</p> <p>finding (2) 529:17;580:5</p> <p>findings (1) 451:22</p> <p>finds (2) 533:4,4</p> <p>Fine (2) 493:10;500:24</p> <p>finger nail (1) 534:24</p> <p>firm (3) 443:10,14,23</p> <p>firms (1) 461:14</p> <p>first (14)</p>	<p>442:2;452:13; 507:22;512:13,13; 514:24;531:3; 538:24;540:11; 551:8,11,14;565:1; 567:19</p> <p>five (8) 453:9,13;454:17, 18;467:20;483:7; 535:1;576:8</p> <p>five-foot (1) 491:24</p> <p>five-point (6) 490:14,19;491:10; 492:8;498:5;544:22</p> <p>five-year (4) 453:8;462:10,12; 542:12</p> <p>fixed (2) 471:7,11</p> <p>flashing (3) 467:21;468:5; 469:14</p> <p>flooding (1) 572:4</p> <p>floor (4) 484:23;526:9; 527:12;576:15</p> <p>Floors (1) 512:23</p> <p>flow (2) 449:16;498:9</p> <p>focus (4) 446:1,4;575:6; 582:14</p> <p>focuses (1) 579:6</p> <p>focusing (1) 575:10</p> <p>folks (2) 543:20;544:18</p> <p>follow (1) 450:6</p> <p>followed (1) 516:4</p> <p>follows (1) 450:5</p> <p>foot (3) 487:14;543:1; 550:2</p> <p>footage (1) 545:13</p> <p>footprint (1) 547:23</p> <p>forced (1) 545:10</p> <p>foregoing (1) 585:7</p> <p>forever (1) 522:4</p> <p>forget (3) 550:12;565:6; 567:3</p>	<p>form (2) 474:20;508:12</p> <p>formal (1) 531:8</p> <p>for-profit (2) 506:11;533:18</p> <p>forth (4) 480:1;487:18,20; 500:13</p> <p>fortify (1) 528:18</p> <p>fortunate (1) 549:18</p> <p>forward (2) 480:5;546:8</p> <p>four (4) 478:11,14;571:2; 583:13</p> <p>four- (1) 491:24</p> <p>frame (2) 456:8,9</p> <p>frankly (3) 510:17;541:20; 544:19</p> <p>free (1) 575:24</p> <p>freezes (1) 460:17</p> <p>frequency (1) 581:5</p> <p>frequently (1) 487:24</p> <p>friends (1) 541:1</p> <p>front (4) 468:2;488:8;578:3; 584:5</p> <p>frozen (1) 461:3</p> <p>frustration (1) 526:3</p> <p>full (5) 475:20;494:17; 497:16;511:18,19</p> <p>fully (1) 503:8</p> <p>fun (1) 544:15</p> <p>function (1) 448:4</p> <p>fundamental (1) 550:8</p> <p>fundamentally (1) 546:2</p> <p>fundraiser (1) 500:11</p> <p>funds (1) 510:1</p> <p>furniture (1) 564:22</p> <p>further (8) 470:4;477:4;480:3;</p>	<p>498:3;501:7;536:9, 16;578:13</p> <p>furthest (1) 480:16</p> <p>future (3) 471:10;517:5,15</p>	<p>445:13</p> <p>goes (7) 455:19;470:6; 480:8;521:17; 562:10;579:22; 581:13</p> <p>Good (22) 443:6;452:8; 456:10;544:15; 546:16;549:10,14,19; 551:3;552:23;553:1; 556:24;557:20; 558:2;560:21;561:1; 564:11,19;565:9; 577:7;584:9,10</p> <p>Google (1) 479:20</p> <p>Gordon (2) 560:11,14</p> <p>Grace (1) 561:6</p> <p>grade (4) 537:3,4;538:2,6</p> <p>grammar (1) 574:24</p> <p>grand (1) 453:9</p> <p>grant (1) 474:11</p> <p>grapefruits (1) 500:9</p> <p>Gratto (3) 535:7,16;570:17</p> <p>great (8) 448:2;504:6;541:5; 553:5,14;554:18; 555:20;558:9</p> <p>greater (2) 501:5;503:14</p> <p>greatest (1) 543:7</p> <p>greatly (1) 494:7</p> <p>green (4) 468:17;471:5,13; 472:10</p> <p>grid (1) 457:22</p> <p>grocery (2) 480:1;500:1</p> <p>group (5) 485:18,18,21; 532:13;558:10</p> <p>grouping (1) 481:20</p> <p>guarantee (3) 466:16,17;474:3</p> <p>guard (11) 458:14;466:8; 472:13,15;473:1,3,8; 520:10;522:2; 523:19;542:16</p> <p>guardian (1)</p>
G				
<p>GANDOLFO (10) 441:17;507:16,19; 512:8;513:2;514:24; 517:3,16;518:24; 519:11</p> <p>gaps (1) 553:21</p> <p>garage (1) 518:4</p> <p>GARY (4) 441:20;444:5; 478:1,4</p> <p>GASHEA (2) 556:24;557:1</p> <p>gave (2) 460:15;486:5</p> <p>general (2) 506:17;556:10</p> <p>generally (2) 465:6;495:9</p> <p>generated (1) 507:24</p> <p>generating (1) 465:1</p> <p>Generis (1) 554:9</p> <p>generous (1) 556:11</p> <p>gentleman (6) 539:14;540:6; 559:10;561:9;562:7; 571:14</p> <p>GERALDINE (2) 441:13;443:7</p> <p>gets (2) 515:19;583:12</p> <p>GIANFRANCESCO (22) 441:20;444:6; 478:3,4;479:16; 480:14,24;482:10,14, 18;492:6;493:5,8,13, 18,24;534:18,22; 536:6,22;537:3,13</p> <p>G-I-A-N-F-R-A-N-C-E-S-C-O (1) 478:5</p> <p>giant (1) 545:7</p> <p>given (12) 453:20;473:18; 505:13;508:12,15; 510:11;517:15; 558:1,7;579:6,8; 580:3</p> <p>goal (1)</p>				

<p>473:13 guards (3) 521:4;523:18; 573:5 guess (4) 463:21;513:23; 541:24,24 guidance (1) 502:21</p>	<p>10,22;448:4;449:19, 22;450:2,19;506:9, 17;532:18,20; 544:23;545:3; 546:15;547:16; 549:18;557:20; 562:17;577:1</p>	<p>481:6,11 hill (2) 490:9;496:5 hire (1) 475:10 hired (1) 571:22 hiring (1) 520:10 historian (1) 543:23 historic (2) 553:12,17 historically (3) 524:17;526:18; 527:3 history (4) 528:3;544:5; 570:10,12 HOCHERMAN (5) 441:9;442:4,9; 443:7,22 holding (1) 555:5 holiday (1) 584:10 Holland (2) 559:4;560:15 holler (1) 568:4 Hollow (20) 478:10;481:4; 482:15;525:13; 540:24;551:5,7,10; 553:3,18;554:2; 556:5;559:2;566:23; 567:7;570:8;571:9; 573:20;576:22; 582:10 Hollow's (1) 545:23 home (6) 541:3;556:1;564:3; 565:11,11,12 homeowner (1) 539:3 homeowners (1) 543:15 honest (3) 522:8;543:15; 573:18 Honestly (1) 547:10 hope (4) 497:22;557:6,24; 558:20 Hopefully (1) 493:13 horrible (1) 547:7 horseman (2) 550:3;571:20 Horseman's (1)</p>	<p>523:12 HOSPITAL (34) 441:21;446:11,17; 448:15;449:21; 450:1,17,21;503:10, 24;511:20;512:15, 21;513:6,8;514:19; 515:6,17;517:21,21, 23;523:15;539:11; 540:10;551:22; 565:22;566:19; 567:13,17;573:7,14; 574:16;576:2;577:21 hostile (1) 541:20 hot (1) 577:24 hour (29) 454:18;460:9,9; 462:16;464:18; 465:5,10;486:6,7; 487:11,23;488:13; 489:23;490:3; 494:11,13,15;495:1; 498:14;501:10,11; 503:11,20;504:2,13; 564:3;571:2;579:17; 581:6 hourly (1) 505:7 hours (6) 455:10;464:20; 501:19;504:14; 581:7;582:17 house (1) 565:12 housing (1) 557:6 Howard (1) 481:23 HUD (2) 483:20;484:2 H-U-D (1) 484:2 Hudson (6) 462:6;464:9; 468:18;470:24; 553:12,17 human (3) 460:24;463:22; 465:22 humble (1) 562:5 humbly (1) 561:18 hundreds (2) 462:4,13 hurt (2) 568:21,22 husband (3) 569:15;571:15; 583:16</p>	<p style="text-align: center;">I</p>
<p style="text-align: center;">H</p>	<p>healthcare (16) 447:3;448:6,10,18; 480:4;541:15;545:5, 16,20;556:7;560:2,3; 563:1,5;577:7;583:2</p>	<p>hire (1) 475:10</p>	<p>idea (8) 461:18;495:19; 504:24;525:2;541:5; 554:18;555:20; 572:12</p>	<p>idea (8) 461:18;495:19; 504:24;525:2;541:5; 554:18;555:20; 572:12</p>
<p>Hackley (4) 557:3,4,6,14 half (7) 476:18;480:9,13; 485:5;498:14; 523:16;570:8 halfway (2) 457:19;490:24 hand (7) 447:21;452:22; 468:5,7,9;540:4; 555:9 handicap (5) 526:11;535:6,13; 536:2,14 hands (1) 555:5 happen (6) 446:14;473:5; 552:10;555:15; 556:21;568:18 happened (5) 455:6;499:13; 524:21;528:13;560:5 happening (6) 485:10;497:23; 499:16,17;500:2; 544:20 happens (3) 491:2;502:10; 533:1 happier (1) 557:9 happy (8) 446:3;460:11; 467:6,6;552:21; 569:9;575:18;584:10 hard (2) 582:22,23 Hastings (1) 571:10 hazard (1) 504:8 head (2) 513:24;515:14 heading (2) 494:1;496:24 headless (1) 550:3 health (23) 446:8,24;447:4,8,</p>	<p>hear (5) 492:4;549:11; 565:8,12;566:8 heard (17) 443:12;450:22; 460:7;461:23; 471:24;474:20; 476:5;520:11; 524:16;542:7,11,12, 14;544:17;548:5; 568:8;577:12 hearing (6) 444:4;445:15; 446:7;508:13; 538:13;577:9 hearings (1) 577:17 heat (1) 564:2 heavy (1) 499:18 height (1) 464:14 Hello (1) 541:7 helped (1) 529:1 helpful (1) 524:15 helping (1) 475:4 hence (2) 515:9;535:6 HENRIQUEZ (4) 495:21,21;555:24, 24 H-E-N-R-I-Q-U-E-Z (1) 495:22 hereby (1) 585:6 Hi (4) 540:16;554:9; 561:1;562:14 hiccup (1) 577:4 high (9) 473:2;475:3; 495:24;496:3; 540:24;556:12,18; 573:24;574:23 higher (2)</p>	<p>hire (1) 475:10 hired (1) 571:22 hiring (1) 520:10 historian (1) 543:23 historic (2) 553:12,17 historically (3) 524:17;526:18; 527:3 history (4) 528:3;544:5; 570:10,12 HOCHERMAN (5) 441:9;442:4,9; 443:7,22 holding (1) 555:5 holiday (1) 584:10 Holland (2) 559:4;560:15 holler (1) 568:4 Hollow (20) 478:10;481:4; 482:15;525:13; 540:24;551:5,7,10; 553:3,18;554:2; 556:5;559:2;566:23; 567:7;570:8;571:9; 573:20;576:22; 582:10 Hollow's (1) 545:23 home (6) 541:3;556:1;564:3; 565:11,11,12 homeowner (1) 539:3 homeowners (1) 543:15 honest (3) 522:8;543:15; 573:18 Honestly (1) 547:10 hope (4) 497:22;557:6,24; 558:20 Hopefully (1) 493:13 horrible (1) 547:7 horseman (2) 550:3;571:20 Horseman's (1)</p>	<p>hostile (1) 541:20 hot (1) 577:24 hour (29) 454:18;460:9,9; 462:16;464:18; 465:5,10;486:6,7; 487:11,23;488:13; 489:23;490:3; 494:11,13,15;495:1; 498:14;501:10,11; 503:11,20;504:2,13; 564:3;571:2;579:17; 581:6 hourly (1) 505:7 hours (6) 455:10;464:20; 501:19;504:14; 581:7;582:17 house (1) 565:12 housing (1) 557:6 Howard (1) 481:23 HUD (2) 483:20;484:2 H-U-D (1) 484:2 Hudson (6) 462:6;464:9; 468:18;470:24; 553:12,17 human (3) 460:24;463:22; 465:22 humble (1) 562:5 humbly (1) 561:18 hundreds (2) 462:4,13 hurt (2) 568:21,22 husband (3) 569:15;571:15; 583:16</p>	<p>ideal (1) 570:4 identified (2) 501:2;548:7 identify (4) 444:22,23;445:20; 516:21 ignorant (1) 570:12 illegal (2) 565:24;572:8 imagine (2) 449:14;492:23 immigrants (1) 544:7 impact (4) 497:16,24;501:6; 582:13 impacts (2) 449:8,15 implement (2) 474:5,8 implications (1) 522:18 implies (1) 530:8 impolite (2) 543:19,22 importance (1) 558:14 important (5) 545:1;552:17; 564:4,5,7 imposed (1) 522:1 impractical (1) 446:14 improper (1) 514:3 improvements (8) 511:22,23;513:8, 10;514:20;517:13, 16;518:16 inadequate (1) 514:3 inappropriate (1) 508:24 inaudible (1) 445:6 Inc (1) 575:13 include (1) 505:8 included (4) 442:22;464:8;</p>

505:11;520:14 includes (1) 478:21 including (1) 528:1 inclusive (1) 563:4 inclusively (1) 546:3 income (2) 483:21;531:21 inconvenience (1) 546:12 incorrect (2) 510:19;514:3 increase (3) 477:7;486:14; 534:11 increased (3) 461:6;486:15,21 indicate (5) 501:18;519:18; 526:15;531:17; 534:19 indicated (13) 445:11,23;447:12, 24;454:16,17; 455:24;458:7;481:2; 511:1;514:2;529:15; 573:21 indicates (6) 447:7;452:14; 465:16;505:20; 512:4;532:9 indication (5) 472:11;514:12,15; 518:10;534:16 indications (1) 454:1 indiscernible (1) 481:21 individual (1) 456:4 individually (2) 486:2,4 individuals (1) 521:3 inefficiency (1) 545:21 infant (2) 502:13;505:6 information (21) 445:13,16,19,22; 488:3;497:14; 501:21;502:8; 508:10;509:8,10,22; 510:4;519:10;520:3; 526:4;531:7;578:16; 579:1,4;580:2 infused (1) 572:5 inhibits (1) 498:9	injured (1) 463:2 injustice (1) 545:22 inn (2) 550:17,21 inside (1) 571:5 inspection (1) 521:8 installation (1) 526:10 installed (1) 535:7 instance (4) 452:24;473:17; 495:7;511:4 instances (9) 445:6;458:24; 459:1,9;462:18; 497:17;506:5; 509:21;511:2 instead (3) 539:12,13;540:23 insufficient (1) 547:13 insurance (4) 532:12,16;549:19; 557:20 integrating (1) 558:16 integration (1) 558:14 intend (1) 517:11 intended (1) 466:5 intending (1) 571:6 intends (1) 458:8 intention (1) 500:19 interest (1) 537:22 interested (3) 516:19;524:12,13 interesting (1) 482:1 interfere (1) 473:6 interns (1) 567:12 interpretation (1) 509:17 interrupt (1) 490:21 interrupting (1) 534:14 intersection (20) 450:24;452:4; 453:11,12;454:3,10; 455:5,20;456:11;	457:4;460:8;462:1; 466:1;476:5,7; 489:24;542:19; 543:4;550:2;572:19 intersections (4) 451:10,12,14,18 interviewed (2) 482:23;562:19 into (26) 444:1;454:9;466:4; 478:10,11,24;482:23; 488:15;491:7; 492:19;493:16; 498:9;501:21;505:3; 522:22;523:1;524:5; 535:19;536:8,16; 537:11,12;538:6; 551:24;568:1;582:5 introducing (1) 462:16 investigation (2) 527:11,22 investigatory (1) 526:12 invite (2) 467:4;558:10 involve (1) 501:19 involved (1) 453:13 involves (1) 454:5 Irvington (1) 571:10 island (2) 470:19;554:16 issue (24) 463:20;482:20; 491:9;496:16; 497:13;505:2;513:5; 514:2;518:23; 519:11;522:21,24; 525:16;531:15; 537:5,9,14;538:8; 545:16;546:2;548:8, 14,16;577:24 issued (1) 443:23 issues (12) 448:22;491:6; 526:13;542:17; 545:7;546:15;549:4; 577:1,19;578:5,12; 582:6 item (10) 442:2;512:3;520:7, 22;525:13;530:18, 24;531:5,14,17 items (4) 509:11;525:20; 578:9;582:18	J JANET (1) 441:17 January (1) 584:8 jaywalk (1) 555:11 jaywalkers (1) 545:14 job (2) 549:19;557:20 John (1) 539:2 join (1) 576:19 Joseph (1) 550:16 Joseph's (1) 449:23 jotting (1) 577:13 journal (1) 575:14 JUDGE (15) 459:10;463:9; 483:13,18;490:13; 492:4;494:8;495:3; 496:7;498:2;505:4, 11;520:23;549:9; 581:13 Julio (1) 551:4 July (1) 576:20 jump (1) 498:20 June (4) 512:3,12;513:22, 24 justify (1) 570:3	463:14;497:5; 520:20;521:17; 522:1;541:17,22; 544:17;551:17 kinds (1) 489:3 Kingsland (1) 553:2 KLAMENKO (2) 541:7,8 knew (1) 576:1 Knollwood (1) 441:5 knowingly (3) 559:16,17,22 known (2) 544:14;570:10 KRAFT (3) 538:24;539:2,2 KYLE (2) 441:7;443:9
			L	
				lack (2) 458:18;532:15 lacking (1) 580:2 ladies (1) 551:12 lady (2) 539:6;551:11 laid (3) 449:6;513:21; 520:24 land (1) 517:15 landfills (1) 521:9 landlord (7) 525:24;526:19; 528:6,16,17;529:7; 530:13 landlord's (1) 526:23 landscape (1) 474:21 lane (1) 491:19 large (2) 485:21,21 largely (2) 543:8,8 larger (2) 465:2;488:23 last (23) 444:4;445:15,20; 446:7;450:23; 471:24;474:20; 476:16;479:7; 481:20;490:14; 494:8;530:21;
			K	
			keep (3) 504:23;535:5; 578:20 keeping (1) 458:1 KEITH (3) 441:21;518:1; 574:14 Kendall (1) 499:24 kids (5) 461:12;475:5; 490:1;554:21;555:3 Kimberly (1) 540:16 kind (11) 449:14;457:19;	

538:13;539:8;540:5; 558:4;561:3,13,15; 562:3;564:15;583:6 late (4) 490:5;494:22; 534:6;564:3 Latino (1) 543:8 Laundromats (1) 479:24 law (6) 443:10;447:1; 454:11;469:12; 563:20;566:2 Lawrence (8) 462:8;463:17; 464:10;479:18; 481:24;496:22; 540:7;568:14 layout (1) 534:10 leading (2) 481:18;571:12 leads (1) 534:14 learn (1) 560:12 lease (2) 529:9;530:20 leases (1) 506:10 least (9) 460:13;487:23; 521:17,21;541:13; 557:14;570:18; 577:15;580:4 leave (1) 583:15 led (1) 527:22 left (8) 445:5;488:9;489:7, 8,12;507:1;551:23; 558:18 left-hand (1) 572:8 legislation (1) 575:17 legitimate (1) 544:13 length (1) 480:10 less (5) 462:17;480:20; 518:4;535:1;570:8 lesser (1) 536:13 less-privileged (1) 544:3 letter (34) 442:3,9,11;443:13, 21,22;446:15; 447:12;506:21,23,24;	507:3,6,7,10,13,17, 21,24;508:4,8;509:3, 7,18,18;510:4; 511:24;512:3,12; 513:22,24;518:12; 534:8,9 letters (1) 542:6 level (4) 526:16;535:11,12, 12 levels (1) 531:21 licensed (2) 452:11;532:19 life (1) 580:13 light (8) 457:8;468:17,17, 18;469:14;471:3,13; 539:20 lighting (1) 450:12 lights (2) 468:16;572:1 likelihood (1) 472:10 limit (2) 532:2;535:4 limited (5) 454:15;455:2; 506:5;517:3;532:2 Limo (1) 551:10 LINDSAY (3) 441:19;444:8; 503:13 line (3) 478:12;479:15; 524:7 lines (2) 545:15;574:17 list (7) 484:12;508:5; 524:2;567:16; 577:14;578:7,8 listening (1) 540:14 literally (1) 579:1 litmus (2) 537:5,14 little (12) 451:19;456:19; 472:13;480:18; 485:6,7;488:23; 489:19;494:23; 522:7;523:20;545:23 live (26) 476:24;477:4; 499:7,24;523:8,21; 541:1,8;543:3; 544:10;546:17;	549:15;550:19; 551:4;554:10;557:2, 2;558:23;559:3; 562:15,16;564:12; 567:7;568:19; 569:12;575:21 lived (6) 546:19;554:13; 557:22;568:7; 569:20,21 living (2) 543:9;557:8 LLP (2) 441:3,9 load (3) 484:4;486:13; 505:7 loading (4) 492:11;530:16; 581:19,22 loads (1) 497:11 local (1) 500:1 locate (2) 538:1;553:18 located (10) 447:1,24;449:20; 450:3,20;451:1; 516:22;534:19; 535:22;572:18 location (24) 446:10;449:10; 450:7,9;455:14; 456:1;459:22;462:6; 473:2,19;476:22; 477:22,22;478:9; 506:9;528:16; 529:18;534:21; 535:2,21;555:7; 570:9,11;580:18 locations (1) 527:23 logistical (1) 448:12 long (5) 506:3;544:15; 549:1;574:17;580:11 longer (8) 468:4,14;485:6,7; 498:5;506:7,13; 574:9 look (23) 451:9;455:22; 457:16;461:10; 462:21;464:20; 467:7;480:22;493:3; 501:1,4,5,21;525:7; 527:8;530:23;531:1; 550:16;554:24; 567:19;568:1;576:4; 582:2 looked (3)	524:5;527:24; 576:15 looking (13) 452:15,17;477:14; 493:21;496:12; 497:18;507:20; 513:10;516:19; 526:8;528:15;546:8; 578:16 lose (1) 548:11 lot (38) 445:12;450:22; 461:7;463:16; 476:22;488:22; 489:7;491:7,23; 496:15;497:10,17; 498:10;502:10; 522:12;535:12; 537:4,22,24;541:1; 543:19;553:7;558:2; 559:5;560:17; 566:10;572:22; 577:12;578:1,24; 579:4,6,9,14,16,19; 582:8,13 lots (1) 544:23 loudly (1) 444:22 loved (1) 557:8 low (2) 483:21;565:15 lower (2) 534:1;535:12 low-income (7) 484:1;531:18; 532:1,3,6,10;533:2 lucky (1) 550:22 ludicrous (2) 522:8,10 Luke (1) 550:15 LYONS (2) 441:3;443:9	447:2;488:9;503:4; 504:10;534:2 making (16) 448:6;454:18; 455:2;489:15; 493:15;526:19; 537:22;555:3,9; 558:18;572:15; 576:6,24;579:10; 582:22,23 man (6) 452:22;453:21; 456:19;462:22; 467:21,22 maneuver (1) 491:16 Manor (3) 450:15,16;573:20 many (23) 464:24;467:2; 487:4;493:3;494:12; 496:1;499:8;501:18; 502:5,5;504:4; 516:14;519:24; 541:16;550:14; 552:19;557:23; 566:21;567:5;572:7, 10;579:17,18 map (3) 451:13;477:11; 484:9 mapped (4) 478:9;479:17; 481:1,17 Maps (1) 479:20 March (1) 483:3 Margaret (1) 562:14 marginalized (2) 544:2,6 Marian (1) 569:10 M-A-R-I-A-N (1) 569:11 Mario (1) 564:12 Marked (4) 452:18;453:5; 454:21;481:9 marks (1) 509:10 MARTINEZ (3) 540:16,17,19 Mary (1) 550:16 mass (1) 448:14 master (8) 512:17;514:21; 515:16,24;516:4,9; 517:20;573:16
M				
machine (1) 456:7 Magazine's (1) 575:13 main (4) 446:6;535:11,13, 23 maintain (1) 535:16 majority (4) 459:1,19;466:23; 571:7 makes (5)				

<p>materials (1) 443:15</p> <p>mathematical (2) 461:8;519:21</p> <p>matter (6) 492:22;523:2; 531:22;563:20; 580:5;581:19</p> <p>max (1) 485:5</p> <p>maximum (4) 454:17;480:10; 494:17,20</p> <p>may (15) 458:24;480:19,20; 491:13;495:8; 498:18,20;504:15; 512:8;545:14; 562:21;565:19; 578:7;582:7,7</p> <p>maybe (12) 460:24;461:8; 471:9;475:16; 509:21;519:13; 530:7;552:6;564:23; 568:7;570:19;578:6</p> <p>McARTHUR (22) 441:18;442:15,23; 445:20;512:9,11; 513:3,12,19;515:10; 516:3,6,23;518:16; 519:2,5;528:21; 529:4;536:18,19; 537:2,9</p> <p>McCarthy's (2) 507:13;534:8</p> <p>McGOVERN (5) 441:3,7;443:9,10; 444:5</p> <p>McKINLEY (2) 553:1,2</p> <p>mean (20) 469:7;475:11; 483:18;487:19; 489:16;490:2,5; 492:20;501:10; 513:17;515:12,23; 518:9,14;547:19,24; 548:3;574:23; 579:19;581:24</p> <p>meaning (1) 537:2</p> <p>means (1) 501:12</p> <p>measure (1) 475:23</p> <p>mechanisms (1) 521:15</p> <p>medical (24) 447:5,14;448:16, 24;449:19;461:15; 484:15,22;485:10; 502:18;506:4,8;</p>	<p>512:24;527:5; 529:24;531:17; 532:14,24;533:15,18; 534:2;548:19;557:9; 558:11</p> <p>meet (5) 449:11;510:22; 547:13,24;548:1</p> <p>meeting (15) 442:2;445:3; 450:23;479:7; 484:24;490:14; 510:11,13;539:8; 545:9;567:10; 568:23;569:14; 570:16;579:2</p> <p>meetings (5) 460:23;538:18,19; 542:5;563:15</p> <p>member (1) 442:18</p> <p>members (7) 478:3;504:7,16; 542:3;549:5;574:5; 580:10</p> <p>memorandum (1) 510:9</p> <p>MEMORIAL (9) 441:21;446:10,17; 448:15;539:7,11; 565:22;566:18; 574:15</p> <p>memory (1) 483:13</p> <p>mention (7) 443:13;484:10; 539:18;564:18; 566:15;572:7,9</p> <p>mentioned (9) 444:5;512:18; 516:6;558:14; 561:22,24;564:17; 567:23;581:6</p> <p>merely (1) 531:15</p> <p>Merry (1) 569:9</p> <p>met (2) 570:13;573:15</p> <p>mic (1) 538:15</p> <p>MICHAEL (6) 441:22;444:12; 452:6,9;585:4,15</p> <p>Mickey's (5) 451:5;452:16,18; 455:13;472:20</p> <p>mid-1980s (1) 570:7</p> <p>middle (3) 473:2;556:18; 575:7</p> <p>middle-class (1)</p>	<p>543:14</p> <p>might (6) 463:21;492:4; 517:14;532:11; 551:1;578:17</p> <p>mile (18) 476:18,19;477:21, 22;478:17;479:11,12, 14;480:3,7,9,13,15, 19;482:8;494:4; 540:7;570:8</p> <p>miles (1) 450:8</p> <p>Mill (1) 572:3</p> <p>million (1) 575:15</p> <p>millions (2) 549:19;553:22</p> <p>mind (7) 504:23;530:11; 546:6;548:18;570:9; 572:15;580:16</p> <p>minimum (1) 506:2</p> <p>minority (1) 458:4</p> <p>minute-and-a-half (1) 455:11</p> <p>minutes (3) 455:11;476:14; 494:15</p> <p>minutia (1) 546:13</p> <p>misheard (1) 443:16</p> <p>miss (1) 569:1</p> <p>missing (2) 497:16;558:9</p> <p>misstated (1) 464:12</p> <p>mistaken (1) 571:4</p> <p>mitigating (1) 523:7</p> <p>mitigation (7) 472:16;473:16,20; 474:9,12,19;524:11</p> <p>mode (2) 467:1;483:12</p> <p>model (2) 450:5;506:12</p> <p>modeling (1) 497:2</p> <p>modifications (1) 516:9</p> <p>MOIRON (14) 467:13,19;468:15, 22;469:1,7,13;471:2, 9,19;472:2;501:8; 506:15;580:19</p> <p>moment (3)</p>	<p>461:2;463:7;467:3</p> <p>Monday (1) 500:15</p> <p>monetary (1) 447:16</p> <p>money (3) 530:7;563:14,18</p> <p>monitor (1) 521:14</p> <p>monitors (1) 521:9</p> <p>month (9) 494:8;531:12; 538:13;564:15; 568:23;577:14; 578:10;583:22;584:4</p> <p>month's (1) 479:7</p> <p>monument (1) 545:21</p> <p>MORDEL (2) 554:9,10</p> <p>more (31) 460:23;461:7,10; 465:14;472:13; 480:9;487:24; 495:11;497:21; 512:16;514:8;518:2; 524:19;526:22; 532:10;536:2; 540:21;544:12; 545:1;550:4,8; 552:18;558:17; 563:4,18,23;570:20; 576:1;580:19,20; 581:24</p> <p>morning (6) 455:17;460:9; 486:7;500:9,15; 501:11</p> <p>most (12) 459:8;460:19; 462:18;463:6; 479:19;480:17; 498:2;542:16;543:2, 13;545:17;577:15</p> <p>mostly (2) 543:14,14</p> <p>mother (6) 499:10,11;554:21; 555:1;583:9,17</p> <p>motion (3) 538:12;577:9; 583:21</p> <p>motivated (2) 542:1;546:10</p> <p>motor (1) 568:13</p> <p>motorists (1) 454:13</p> <p>Motors (2) 569:21;574:17</p> <p>move (10)</p>	<p>448:3;454:2;492:2; 493:14,17;520:20; 541:5;549:6;562:22; 570:4</p> <p>moved (3) 446:9;539:11; 554:15</p> <p>movement (1) 580:17</p> <p>movements (7) 451:10;453:23; 454:3,22,24;466:1; 537:23</p> <p>moving (6) 454:21;476:21; 480:5;540:17,20; 581:20</p> <p>much (20) 444:2;474:20; 477:13;495:3; 504:10;532:10; 536:2;549:13;550:4, 8;552:22;556:6,15; 558:17,17;561:4,18; 562:8;583:7;584:10</p> <p>multiple (2) 502:6,15</p> <p>multiplying (1) 461:5</p> <p>multipurpose (1) 488:18</p> <p>multistory (1) 573:3</p> <p>municipal (1) 475:7</p> <p>must (2) 531:20;553:22</p> <p>myself (3) 552:20;578:24; 583:10</p>
N				
<p>Naida (2) 495:21;555:24</p> <p>N-A-I-D-A (1) 495:22</p> <p>name (18) 443:5;531:16; 533:10;538:15; 539:2;540:16;541:7; 543:16;546:16; 549:15;551:3;554:9; 556:24;558:22; 561:5;562:14; 564:12;569:10</p> <p>names (2) 445:1,4</p> <p>National (2) 551:10;577:1</p> <p>nature (4) 460:24;463:22; 524:20;541:17</p>				

<p>near (3) 469:24;555:7; 559:4</p> <p>nearby (1) 541:1</p> <p>necessarily (8) 463:5;465:22; 473:20;474:5; 493:15;498:9; 531:23;581:23</p> <p>necessary (6) 472:18;473:15,21; 474:13;509:3;524:13</p> <p>need (29) 448:7,16;469:18; 474:7;499:3;502:19; 503:16;504:13; 508:7;510:15;511:2; 512:12;517:7; 519:14;524:14; 532:20,21;534:15,16; 538:22;545:17; 549:6;552:18; 562:24;576:17; 578:12;579:2; 581:23;582:3</p> <p>needed (7) 518:5;527:4; 535:24;556:6,15,17; 583:3</p> <p>needing (2) 501:20;563:4</p> <p>needs (9) 447:1,24;503:15, 23;515:8;529:11,24; 532:24;561:20</p> <p>negative (3) 508:3;509:2,6</p> <p>neighbor (1) 560:21</p> <p>neighborhood (10) 541:10;544:21; 546:24;548:5,22; 550:10,20;560:8; 562:24;574:10</p> <p>neighbors (3) 541:14;573:18; 577:5</p> <p>Neither (1) 573:8</p> <p>Nest (1) 518:11</p> <p>New (63) 441:6,12;447:17; 452:12;454:5,6,7,8; 455:3;468:24; 469:20,24;470:7; 471:3,5,13,20,21; 472:11;476:22; 477:1;484:16; 485:10;486:15; 512:24;535:5,8; 538:23;539:3,12,23,</p>	<p>24;540:1,9,20,23; 541:2,8;544:9; 547:22;548:9,15; 549:15;551:5,23; 554:10,17;555:20; 556:2;560:12,15; 568:14;569:9,23; 570:3;571:15; 572:10,17;575:13,17; 576:22;584:10;585:5</p> <p>next (12) 449:20;484:16; 509:24;531:12; 568:19,23;575:16; 576:20;577:14,14; 578:10;583:22</p> <p>nice (1) 460:18</p> <p>night (4) 501:11;530:21; 552:23;570:21</p> <p>nightmare (2) 448:12,12</p> <p>nimbyism (2) 544:14;562:13</p> <p>nine (2) 489:23;490:3</p> <p>nine-year-old (1) 554:22</p> <p>nobody (2) 564:16;566:24</p> <p>None (4) 450:18;453:11,12; 462:12</p> <p>non-patient (1) 503:9</p> <p>non-patients (1) 501:16</p> <p>noon (1) 486:7</p> <p>nor (4) 447:8,15;573:9; 574:11</p> <p>normal (1) 458:9</p> <p>normally (1) 485:3</p> <p>North (30) 441:11;446:10; 451:4;453:23,24; 454:5,22;455:13; 462:6;464:9;470:5, 15,17,18,21;471:1; 472:19;478:12,22; 479:3,10,12;481:19; 490:9,12;494:1; 529:19;539:13,16; 564:13</p> <p>north/south (1) 582:10</p> <p>northbound (4) 453:24;491:19; 496:18,20</p>	<p>northwest (1) 478:19</p> <p>notable (1) 510:1</p> <p>Notary (1) 585:5</p> <p>note (1) 538:17</p> <p>noted (1) 584:14</p> <p>notes (2) 458:2;585:9</p> <p>not-for-profit (1) 506:9</p> <p>notice (2) 459:8;469:7</p> <p>noticed (1) 445:2</p> <p>notion (1) 544:14</p> <p>November (5) 444:4;445:3;483:3; 508:13;510:11</p> <p>number (26) 442:10;443:14,24; 445:4,11;454:15; 455:2;458:23; 466:11;476:6; 477:18;478:18,20; 483:20;486:15; 490:10;494:6,10; 495:5;497:20; 515:18;527:24; 533:24;564:2; 580:18;581:8</p> <p>numbers (12) 462:9;468:2,12; 473:18;486:19; 497:5,8;519:20; 525:15;533:22,23; 578:19</p> <p>numerically (1) 477:15</p> <p>nurse (1) 583:2</p> <p>nutritional (1) 502:21</p>	<p>501:10;503:16; 517:4;537:10</p> <p>occasion (1) 499:10</p> <p>occupancy (5) 497:16;516:11; 517:4,17;563:23</p> <p>occupying (1) 497:9</p> <p>occur (5) 446:12;451:11; 476:1;485:16;506:11</p> <p>occurred (1) 531:7</p> <p>occurs (3) 458:19;473:1; 476:2</p> <p>October (6) 442:17;510:9,10, 12;534:9;567:10</p> <p>off (19) 483:11;487:16; 488:9;498:13,16; 499:9,11,19,23; 500:5,10;518:23; 528:15;552:14,15; 558:18;572:8,10; 581:19</p> <p>offered (1) 473:16</p> <p>offering (2) 473:21;474:1</p> <p>office (20) 447:14,15;448:16, 17;450:24;451:6; 455:15;472:20; 484:15;506:4,8; 517:6;527:5,9; 533:15,18;534:2; 547:12;553:13; 570:24</p> <p>officer (3) 444:9,17;446:16</p> <p>offices (3) 484:22;517:5; 557:10</p> <p>office-type (1) 529:24</p> <p>offsite (5) 505:1;511:11; 513:14,18;531:1</p> <p>off-street (1) 565:21</p> <p>often (1) 487:19</p> <p>old (3) 476:24;546:19; 554:23</p> <p>OLIVEIRA (5) 558:22,22;562:1; 569:10,11</p> <p>O-L-I-V-E-I-R-A (1) 569:11</p>	<p>once (5) 527:20;531:7; 560:5;564:23;567:14</p> <p>One (54) 446:6;447:9;448:9, 21;449:14;451:5; 456:8;458:16; 460:23;478:17; 479:6;480:15;482:8; 485:5;494:4,15; 495:9;496:4;499:10; 501:24;505:4;508:7; 511:4,12;518:22; 528:13,22;529:4; 530:14;533:1; 535:17,20;537:9; 538:17;543:17; 545:6;547:9;548:13; 549:17;552:18; 555:23;557:14,19; 558:3,19;565:8; 567:19;570:21; 571:23;579:5; 581:10;583:11,12,12</p> <p>one-block (1) 470:10</p> <p>one-mile (2) 478:1,16</p> <p>ones (2) 543:10;555:17</p> <p>only (23) 449:14;454:14,17; 457:15;461:15; 467:15;469:23; 478:19;479:4;485:5; 494:3;496:11; 501:12;504:11; 512:20;514:9;518:4; 528:4;529:4;530:20; 532:6;533:9;572:20</p> <p>onsite (1) 519:23</p> <p>onto (2) 496:17;572:9</p> <p>OPEN (129) 441:19,20,23; 443:11;444:9,17; 446:8,21;447:21; 448:2,8;449:2,3,10; 450:5;451:22; 452:16,17,19;453:4; 455:15;458:8,12; 459:6,13,16;472:23; 476:19;477:17; 478:8;480:24; 484:11;485:9; 487:11;492:11; 499:7,12,22;502:14; 503:10;505:19,21; 506:3,7,12;508:21; 517:11;521:2;526:8, 17,18;527:2,4,10,13, 23,24;528:14,24;</p>
--	--	--	--	---

O

<p>529:1,16,22;530:10, 11;532:5;533:3,7,10; 534:4,11;540:17,20; 541:12,18;542:20; 543:11,13;544:19; 545:1,9;550:18,20; 551:2;552:8,16; 553:4;554:14,18; 555:8;556:3;557:11, 23;558:1,20;559:1,1, 15,16,21;560:19; 561:7,12,22;562:3, 19,22;563:9;564:8, 19;567:6;569:5,17; 570:2,6;571:22; 572:18;573:4,12,21; 574:8,12,19;575:7, 22;576:11,16; 581:22;582:22,23</p> <p>opened (1) 525:6</p> <p>opening (2) 489:18;555:20</p> <p>operate (2) 447:10,23</p> <p>operated (3) 447:19;452:5; 484:15</p> <p>operates (2) 506:4;533:21</p> <p>operating (3) 444:16;506:8; 570:7</p> <p>operation (9) 464:15;465:19; 472:24;473:7; 486:22;494:24; 505:24;530:1;534:4</p> <p>operational (3) 448:11;453:1; 529:23</p> <p>operationally (1) 446:13</p> <p>operations (1) 453:16</p> <p>opportunity (3) 546:1;558:9;579:3</p> <p>oppose (1) 543:13</p> <p>opposed (4) 457:2;488:16; 491:4;575:23</p> <p>opposition (2) 541:11;544:18</p> <p>option (1) 548:13</p> <p>oranges (1) 500:10</p> <p>order (9) 450:16;451:8; 472:5,18;474:8; 510:6;511:9;520:20; 551:20</p>	<p>organization (2) 527:15;553:6</p> <p>organized (1) 542:2</p> <p>origin (1) 481:1</p> <p>original (2) 477:12;537:21</p> <p>O'ROURKE (24) 441:22;444:13,14; 451:21;452:6,8,9; 456:22;460:15; 467:18;468:1,20,24; 469:3,11,17;470:2, 11,14;471:7,16,20; 472:6;491:13</p> <p>Ossining (7) 495:23;540:24; 554:10,11;556:2,4; 572:21</p> <p>others (1) 559:22</p> <p>otherwise (1) 443:17</p> <p>ours (1) 525:1</p> <p>ourselves (1) 562:4</p> <p>out (41) 444:11;445:5; 449:6;462:1,24; 468:24;471:3,5; 479:6;488:16,19; 489:6,14,21;491:22; 492:19,20;494:21; 496:17;497:8,11; 498:8,10,21;503:4; 513:21;520:24; 521:1;536:7;537:18, 19;539:19,21; 540:14;563:19; 564:15;572:14; 577:24;581:15,17,21</p> <p>outcome (1) 558:16</p> <p>outline (1) 510:13</p> <p>outlines (1) 521:17</p> <p>outpatient (1) 576:13</p> <p>outside (3) 482:7;545:14; 571:8</p> <p>over (27) 462:10,11;473:1; 476:14,16;484:8; 485:10;489:19; 530:22;549:3; 552:14;563:22; 564:21;565:21; 566:5,7,7,22;567:11, 13;571:20,21;</p>	<p>573:21;575:4,16; 576:18;578:8</p> <p>overhead-associated (1) 521:6</p> <p>overlap (2) 496:15;497:13</p> <p>overlaps (1) 546:11</p> <p>overwhelming (2) 459:1,18</p> <p>own (6) 458:1;554:4; 565:19,20;570:6; 578:8</p> <p>owner (3) 529:16;531:20; 570:17</p> <p>owners (1) 553:5</p> <p>owns (1) 557:4</p>	<p>513:4,5,9,14,18; 514:4,7,12,16;515:4, 6,18;516:7,22,24; 517:2,8,11,22;518:2, 5,17,20;519:12; 522:23;530:15,16; 531:1;534:3,11; 535:12;537:4,22,24; 542:8;544:9,23; 547:13,18;548:8,12, 14;549:23;552:9; 553:14;554:1; 559:18;560:10; 565:16,17,21;566:17; 568:14,16;570:23; 571:3;572:21,22,23; 573:1,13;577:19; 578:4;581:15</p> <p>part (15) 448:2;453:7;458:9; 474:18;477:11; 498:2;505:6;521:7, 18;526:3;532:16; 533:3;541:23;545:9; 568:20</p> <p>participants (2) 501:15;505:5</p> <p>particular (9) 452:24;464:1; 473:19;484:9; 491:11;530:14; 532:21;554:6;580:10</p> <p>particularly (2) 455:21;458:14</p> <p>partly (1) 530:11</p> <p>partner (1) 564:8</p> <p>passenger (1) 490:20</p> <p>past (2) 546:13;554:12</p> <p>path (5) 463:15;489:20; 529:17;577:4;580:18</p> <p>patient (30) 448:17;459:19; 464:22,23;465:16; 477:11,14;478:8; 481:21;482:24; 483:14,24;484:4,7,8, 12;485:16;486:13, 20;495:10,19; 497:11;498:16; 502:5;505:7;532:4; 533:23;540:9; 554:15;581:19</p> <p>patients (76) 447:2,4;448:1,8,14, 20;450:4;451:16; 458:11,12;459:7,13, 15,16;465:5,10; 466:11,12,22,23;</p>	<p>476:21,23;477:4,16, 18,20;478:15,19,22; 479:1,4;480:5,12; 481:2,7,8,12,13,14, 22;482:7,22;483:5; 484:11,12;485:13,15, 17;486:11,15,24; 487:5,10,12;494:3, 10,12,15;495:1,6,9, 11;496:2,9,21;502:6; 532:1;533:18,24; 539:7;542:20; 544:24;561:19; 571:8;579:17;581:18</p> <p>patterns (3) 469:15;560:9,12</p> <p>pay (4) 475:11;568:21; 573:21,22</p> <p>paying (2) 573:24;575:23</p> <p>pays (2) 521:13;563:9</p> <p>PC (1) 478:6</p> <p>PE (1) 441:22</p> <p>peak (8) 454:18;460:9,9; 462:16;464:20; 486:6;487:3,11</p> <p>peak-hour (3) 455:17;464:13,20</p> <p>pedestrian (28) 451:15;452:5,20, 24;453:5,17;454:12; 455:1,21;461:6; 462:15;464:8;469:9, 19,21;471:17;472:9; 477:1,7;479:23; 525:15;535:4; 524:13;549:24; 577:18;578:5,15; 580:17</p> <p>pedestrians (27) 451:2,4;453:14; 454:21;455:7; 456:11;459:5;464:5, 14,18;465:1,16; 466:19;471:15; 473:23;476:15; 486:6;487:4,9;490:4; 524:18;525:17; 535:5;571:14,24; 572:13;580:11</p> <p>pediatric (1) 461:13</p> <p>Pediatrics (1) 495:16</p> <p>people (114) 444:21;448:7; 449:1,11;451:1; 457:10,12,16,17;</p>
--	--	--	---	--

458:4;459:2,12,24; 460:1,4,17,19,24; 461:8,10,11,14,18, 20;462:4,13,17,22; 463:6,13,22;465:5, 13,18;466:3;468:11; 471:24;472:18; 473:9,9;482:20; 483:17;485:22; 488:15;490:5;491:3, 7;492:17;496:19; 497:18,21;498:12,13; 499:16,23;500:5; 501:20;502:1,24; 504:16;505:8;523:3, 10;532:7,13;539:9, 10;540:6;541:16; 542:22;543:3,6,13, 22;544:3,19;545:17; 549:18;550:13,21; 552:7,14,19;555:18; 557:13,19;559:7,13, 20;560:3,9;562:12, 19;564:3;565:4,18; 566:8,10,12,13,15, 21;567:1,1,2,6;568:7, 14;569:22,23;575:9; 576:1;578:20;582:21	453:21;475:17; 554:1 permit (1) 476:1 permits (1) 548:14 permitted (4) 454:4,9;547:12,17 person (1) 475:4 personal (1) 558:7 personnel (1) 503:9 persons (1) 563:23 persuasiveness (1) 463:3 pertinent (3) 445:22;509:20,22 petitions (2) 445:11,13 phase (5) 453:1,20;469:19, 21;574:18 phasing (1) 469:5 PHELPS (43) 441:21;446:10,17; 447:7;448:3,5,9,15; 450:8,12,17;485:11; 487:18;488:11; 503:10,17;505:16,18, 18,23,23;506:1,6,14; 511:13;514:5,7,8,17, 20;518:2,2;519:6; 539:7,10;542:8; 551:22;562:18; 565:21;566:18; 573:17;574:15; 575:16 Phelps's (1) 512:1 Philipsburg (2) 450:15,16 photo (1) 452:15 photographs (1) 452:23 physical (4) 503:2;519:21,23; 543:7 Physically (1) 475:4 physician (1) 494:14 physicians (5) 448:18;494:19; 575:20;576:7,12 pick (5) 449:11;456:9; 468:11;498:14;505:9 picked (3)	456:8;458:6; 483:23 picks (1) 521:2 picture (2) 456:19;546:6 piece (1) 575:12 place (14) 444:12;447:1; 448:1;450:20;485:9, 19;542:16;547:20; 550:17,17,21;551:13; 555:20;585:7 placement (1) 535:14 places (2) 445:4;469:8 Plains (3) 441:6,12;450:1 plan (28) 484:23;489:13; 492:7,13;511:10; 512:17;513:3,7,20; 514:21;515:11,16,24; 516:4,9,20;517:20; 518:20,21;519:22; 520:13;534:18; 537:21;553:4; 563:12,13;573:16; 577:20 planners (2) 478:7;553:8 planning (6) 512:1;514:1;515:1; 561:2,7;562:21 plans (1) 576:15 play (5) 452:2;455:11; 457:5;522:22;523:1 Playing (1) 456:16 pleading (1) 561:18 Please (2) 443:4;538:15 plenty (2) 514:12;515:6 Plumbing (1) 570:17 pm (3) 465:18;503:21; 584:14 Pocantico (3) 481:23;496:22; 553:13 point (28) 446:18;456:2; 460:13;461:20; 462:3,20;466:24,24; 467:11;471:9;472:7; 480:14,17;492:11;	507:22;514:22; 516:3;517:7;527:10; 534:3;535:3;536:7; 538:4;551:8;554:3; 563:3;578:3;583:23 pointing (1) 462:24 points (6) 478:22;479:6; 506:22;511:12; 540:13;562:11 poor (3) 543:8;544:6; 546:14 Poppy (1) 569:21 population (11) 459:19;463:16; 477:14;483:14,24; 484:1,9;532:10,24; 533:1;545:4 Port (1) 573:2 portion (2) 487:9;577:9 pose (1) 449:15 poses (1) 463:19 positions (1) 576:22 positive (1) 509:6 possible (4) 471:20;536:1; 541:16;547:22 possibly (2) 494:5;557:15 postpone (1) 583:22 potential (1) 579:24 practical (5) 492:22;524:7; 531:22;579:13,22 practicality (2) 581:14;582:4 practice (6) 458:9;495:22; 523:3;556:10; 562:18;570:4 practitioners (2) 557:10;558:11 precedent (1) 475:1 predates (1) 536:10 preliminary (2) 475:15;476:10 premature (2) 474:15;475:17 premise's (1) 565:17	prepared (3) 451:12;510:10; 577:23 prescribe (1) 533:8 PRESENT (2) 441:16;559:21 presentation (3) 456:6;563:13,13 presented (1) 522:12 presenters (1) 539:4 presently (3) 476:17,24;499:8 presents (1) 506:13 president (2) 444:9;446:16 pressure (2) 564:22;565:3 pretty (4) 457:8;477:13; 561:4;562:8 previous (2) 542:5;570:17 previously (3) 453:14;458:8; 547:3 pride (1) 562:4 primary (2) 467:1;577:2 principals (1) 553:16 prior (3) 460:23;538:18,19 private (6) 475:9;506:10; 532:11;533:17; 534:2;562:18 privilege (1) 549:21 privileged (1) 557:19 proactively (1) 520:15 probably (8) 459:8;487:23; 538:4;542:1;548:3, 10;550:15;552:17 problem (7) 504:18;518:7; 519:5;526:16;527:2; 547:12;558:18 problems (3) 508:16;526:7; 527:8 proceedings (1) 585:7 process (4) 535:4;545:8; 548:24;563:18
--	--	--	---	--

professional (5) 444:13;452:11; 557:18;562:17; 570:24	protrude (1) 536:8	524:14	raised (9) 445:14;460:22; 506:22;543:3; 546:14;549:4,23; 577:16;578:2	501:9;516:10;520:6; 522:16;525:16; 541:22
profile (2) 547:8,8	prove (2) 561:11;574:11	push (8) 453:18,19;469:13, 18,21;471:19;472:4; 473:9	raising (1) 461:16	reasonable (1) 515:12
program (23) 446:8,23;447:19; 448:5;464:16;465:3; 486:22;501:15; 502:22;505:6; 506:15,19;512:22; 529:14;530:2; 531:18;556:10,11; 575:19;576:9,10,20; 580:22	proven (1) 573:17	pushed (1) 468:19	ram (2) 559:24;561:14	reasoning (1) 535:2
programs (1) 485:18	provide (28) 445:15,17,24; 449:5;472:10;488:3, 20;501:21;502:9; 514:15,17;516:1; 532:6,14,23;544:12; 551:1;552:21;563:4; 565:10,20;569:18; 571:3;572:21;573:5; 574:9;582:15,18	pushes (1) 471:17	ramp (1) 535:8	reasons (4) 445:21;509:19; 532:15;553:24
project (3) 444:6;537:14; 579:17	provided (19) 443:19;445:10,12; 446:11;455:9,18; 456:4;463:12; 466:14;489:2; 505:17;508:11; 509:23;511:10; 526:14;530:19; 531:9;560:3;578:19	putting (3) 524:8;562:9;578:1	ran (1) 457:16	recall (2) 570:18;571:1
projection (2) 486:20;579:12	providers (2) 448:19;449:19	puts (1) 513:17	range (4) 481:7,12,14; 494:24	recapture (1) 527:19
projections (4) 464:22;465:15,17, 20	provides (3) 502:20;532:7,9	putting (3) 524:8;562:9;578:1	ranged (1) 541:19	received (5) 442:3,21;445:19; 516:11;530:21
prolonging (1) 563:17	providing (1) 574:4	Q	rarely (1) 543:5	recent (1) 518:10
proof (2) 508:14;519:18	provision (3) 447:5;448:24; 474:16	Quadrant (6) 478:18,20,20,24; 479:1,2	rate (1) 534:1	recently (1) 553:10
properly (4) 448:20;458:16; 459:2;555:10	proximity (2) 450:3;535:24	quadrants (3) 478:11,14;480:10	rather (3) 463:23;504:20; 563:17	receptionist (1) 567:12
property (11) 538:7;543:21; 544:1;548:16; 551:24;552:2,5; 553:5;570:15; 573:22,23	public (14) 449:13;483:8; 487:15;538:12,12,14; 545:3;546:15;549:5; 569:5,7;572:23; 573:2;585:5	qualified (5) 446:24;447:8,22; 532:17,20	rational (1) 544:13	recited (1) 519:20
proposal (7) 472:14,16;521:1; 542:14,15;546:7; 547:15	pull (1) 498:16	qualifies (1) 505:1	reached (1) 525:9	recommendation (1) 557:16
proposals (1) 573:8	pulls (1) 488:8	qualify (1) 447:9	reaching (1) 460:14	recommended (1) 557:13
proposed (21) 446:9;450:24; 451:6;455:14;466:6; 472:17,20;479:9; 480:15;511:11; 524:22;536:10,23,24; 537:2,16,18,20; 541:11;546:22;570:9	purchase (1) 535:21	quality (1) 541:15	read (6) 442:22;444:1; 486:23;508:7,7; 512:12	record (15) 442:13;443:3,18; 444:1;445:7;452:9; 456:13;457:24; 464:3;511:6;525:21; 529:5,6;538:21; 584:2
proposing (2) 458:13;537:10	purchased (3) 559:16,17,23	quarter (11) 476:18;477:21,21; 479:10,12,14;480:3, 7,8,19;540:7	readily (1) 447:3	recorded (1) 502:8
protected (1) 462:23	purchasing (1) 529:19	questionable (1) 450:13	reading (1) 454:7	recordings (1) 442:7
protecting (1) 560:7	purely (1) 579:21	quibbling (1) 545:12	real (2) 497:4;580:13	records (3) 462:11;478:8; 481:1
protection (1) 462:21	purpose (1) 457:9	quickly (3) 534:6;547:3; 576:17	realistic (1) 580:8	recourse (2) 573:11,11
protests (1) 542:2	pursuant (1) 489:12	quiet (1) 492:16	reality (6) 462:24;463:6; 492:17,21;499:1; 543:20	recreational (1) 467:3
	pursue (2) 474:1;524:14	quite (2) 500:13;513:21	realize (1) 545:6	red (9) 454:1;456:20; 457:14,15;467:22; 468:16;481:6,9; 539:20
	pursued (1) 530:12	quotation (1) 509:10	really (27) 446:1,20,21;450:5; 453:3;454:4;455:7; 463:5;484:24; 491:21;501:1; 516:18;524:6,19; 526:21;535:15; 545:24;546:22,23; 548:24;575:5;576:3; 578:22;580:4,6,12; 582:9	reduces (1) 447:4
	pursuing (1)	quote (1) 510:6	reason (11) 450:4;458:6; 475:21;496:7;499:5;	reduction (1) 568:10
		R		reference (1) 534:7
		radius (2) 476:14;582:1		referenced (3) 479:13;506:24; 507:2
		raise (1) 507:21		referred (2) 452:1;518:11

<p>referring (1) 493:8</p> <p>reflect (3) 443:18;486:10,14</p> <p>reflected (2) 484:9;520:1</p> <p>refresh (1) 483:13</p> <p>refused (1) 573:19</p> <p>refusing (1) 525:24</p> <p>regard (1) 478:7</p> <p>regarding (1) 574:6</p> <p>regardless (1) 483:15</p> <p>regular (3) 488:24;490:11; 563:15</p> <p>regulatory (2) 576:13,14</p> <p>reiterate (1) 581:4</p> <p>related (2) 506:7;532:17</p> <p>relation (1) 452:5</p> <p>relationship (1) 451:14</p> <p>relevant (2) 463:5;506:13</p> <p>reliable (1) 557:18</p> <p>reluctance (1) 504:15</p> <p>reluctant (1) 487:21</p> <p>remain (1) 477:2</p> <p>remember (4) 476:18;568:12; 569:22;574:21</p> <p>remind (3) 444:21;530:15; 550:11</p> <p>remote (1) 450:12</p> <p>remove (2) 549:6;573:19</p> <p>renewed (1) 506:3</p> <p>Renovate (1) 553:20</p> <p>renovations (3) 547:10,15;548:20</p> <p>rental (1) 535:19</p> <p>rented (1) 517:6</p> <p>reopen (2) 538:12;569:6</p>	<p>repair (2) 528:22;529:2</p> <p>repairs (8) 526:1,20,24;527:3; 528:6,17,19;529:16</p> <p>repeat (2) 483:22;576:20</p> <p>repeating (1) 538:20</p> <p>report (5) 451:12;453:15; 531:8;542:13;575:18</p> <p>Reporter (2) 585:5,16</p> <p>represent (5) 481:3;482:3,13; 559:12;562:5</p> <p>representational (2) 457:24;461:5</p> <p>representatives (1) 570:14</p> <p>represented (1) 479:22</p> <p>representing (1) 443:10</p> <p>represents (4) 481:14;482:8; 487:9;534:24</p> <p>request (10) 507:23;509:7,9,13; 510:7;511:10; 515:13;524:20; 526:4;528:24</p> <p>requested (6) 442:13;508:11; 510:3,4;520:3;536:5</p> <p>requesting (1) 578:23</p> <p>requests (5) 445:19,21;509:20; 513:14,20</p> <p>require (4) 515:17;523:19; 526:10;576:14</p> <p>required (16) 474:18;510:14; 512:14;513:13; 514:17;516:15,24; 517:2,21,22;518:3, 21;528:18;529:8; 570:23;573:7</p> <p>requirement (3) 512:5,6;524:4</p> <p>requirements (4) 511:4;524:2;534:3; 548:2</p> <p>re-reference (1) 507:3</p> <p>research (1) 562:20</p> <p>reside (3) 450:4;479:4;574:1</p> <p>residency (17)</p>	<p>446:8,23;447:19; 448:5;464:15; 506:15,19;512:21; 529:14;530:2;556:9, 11;575:19;576:9,10, 20;580:21</p> <p>resident (7) 501:14;525:13; 541:9;551:6;553:2; 554:11;557:1</p> <p>residents (13) 476:6;482:2;485:4; 494:18,20;505:22; 548:9,15;552:6; 554:19;571:13; 574:10;576:22</p> <p>residing (3) 479:1;482:2,15</p> <p>resistance (3) 515:14;541:22; 546:11</p> <p>resolution (1) 520:9</p> <p>resources (1) 447:16</p> <p>respect (11) 446:3;448:22; 505:19;508:16; 510:16,23;512:11; 518:17;528:14; 580:11,17</p> <p>respects (1) 509:11</p> <p>response (10) 461:16;492:7; 507:5,7;511:12; 525:11;531:19; 534:8;542:1;561:9</p> <p>responsibility (4) 469:6;522:20; 551:15;574:3</p> <p>responsible (3) 459:6;469:2,4</p> <p>responsive (2) 530:14;561:16</p> <p>rest (2) 484:19;508:8</p> <p>restating (1) 498:1</p> <p>restoration (1) 559:6</p> <p>restore (2) 527:20;553:16</p> <p>restraint (1) 492:13</p> <p>restrict (1) 548:14</p> <p>restrictions (1) 559:18</p> <p>results (2) 483:4;515:21</p> <p>resume (1) 583:23</p>	<p>retaining (1) 538:3</p> <p>retired (1) 546:17</p> <p>return (2) 557:7;573:24</p> <p>revealed (1) 570:16</p> <p>review (6) 460:3,11;467:4,10; 510:2;548:24</p> <p>reviewed (1) 462:11</p> <p>revised (2) 492:7,12</p> <p>revitalization (1) 527:15</p> <p>revolved (1) 537:7</p> <p>rewind (1) 467:7</p> <p>Rhode (1) 554:16</p> <p>right (47) 449:20;454:11,12; 455:1,3;456:20; 465:7;470:5;471:9; 473:11;480:12; 489:1,10,15;490:11; 491:3;497:3;498:11; 499:14;500:11; 511:8;519:9,13; 525:12;527:16; 534:5;539:15; 542:17;551:14; 552:2;555:4,12; 559:4;560:4,11,13; 565:2;566:17,19; 567:20;573:3; 574:24;576:7;577:5; 581:1,3;583:20</p> <p>right-hand (1) 572:16</p> <p>rights (1) 553:5</p> <p>rise (1) 537:14</p> <p>rises (1) 538:8</p> <p>risk (3) 543:7;545:3;562:9</p> <p>risks (1) 544:23</p> <p>Riverview (1) 556:1</p> <p>Road (10) 441:5;464:10; 470:16;491:6; 539:21,22;553:3; 556:1;574:24;579:18</p> <p>roadblocks (1) 549:7</p> <p>roads (1)</p>	<p>468:18</p> <p>roadway (1) 492:3</p> <p>Robert (2) 442:6;456:3</p> <p>Robins (1) 518:11</p> <p>room (4) 485:1,14;543:17; 553:8</p> <p>rooms (1) 484:24</p> <p>rotary (1) 500:10</p> <p>R-O-U-R-K-E (1) 452:10</p> <p>Route (25) 450:15;463:18; 465:8;469:6;479:19; 480:18;488:9;491:1, 20;493:22;494:1,5; 496:17,24;498:18,23; 500:6,12;523:3; 544:24;558:19; 560:9;572:9,13; 582:8</p> <p>routes (3) 466:14,17;572:19</p> <p>RUBICK (2) 562:14,15</p> <p>R-U-B-I-C-K (1) 562:15</p> <p>run (7) 446:22;461:11; 487:19,19,23;575:4; 582:5</p> <p>running (4) 448:13;449:8; 498:7;582:9</p> <p>runs (2) 450:1;533:20</p> <p>Rutledge (1) 442:15</p>
S				
				<p>safe (14) 453:6;455:5;463:4; 466:20,21;473:14; 551:20;552:3; 555:19;574:1,4,9,11; 583:1</p> <p>safely (10) 450:11;458:13; 460:6;461:22;466:3; 472:18;541:3; 572:13,15;575:2</p> <p>safer (2) 476:5;571:21</p> <p>safest (1) 466:14</p> <p>safety (10) 463:20;473:22;</p>

524:17;542:11,23; 543:18;548:6;555:3; 569:19;583:4 SAFIAN (8) 441:21;446:15; 447:7;517:24;518:1, 13;574:14,14 S-A-F-I-A-N (1) 574:15 Saint (1) 449:23 salaries (1) 521:5 salary (1) 521:3 salvation (1) 474:22 same (12) 444:3;453:22; 454:20;471:13; 472:5;475:6;490:18; 502:16;503:3; 544:17;576:5;581:13 Sandy (1) 572:2 sat (1) 571:23 Saturday (2) 500:9;582:16 savvy (2) 466:18;479:23 saw (2) 486:8;572:3 saying (11) 458:22;478:15; 482:12;492:5; 499:20;511:15; 529:9;539:9,9; 549:17;568:2 scale (2) 532:8;548:19 scenarios (2) 464:21;504:17 schedule (4) 502:19;518:21; 533:16;580:21 scheduled (4) 494:13;502:16,18; 533:17 school (16) 473:2,2;475:3; 495:24;496:3,5; 541:1,2;556:12,18, 19;557:4;574:23,24; 575:6,7 Schwalbe (1) 512:2 scope (1) 523:20 scratching (2) 513:23;515:14 SEAN (5) 441:18;442:15;	507:10;518:6;573:16 Sean's (2) 507:3,17 second (8) 442:19;512:2,4; 526:9;527:12; 539:14;565:1;577:10 seconds (5) 467:20,24;468:3, 12,12 section (2) 464:11;513:13 secure (3) 574:1,4,9 Security-wise (1) 450:14 seeing (3) 454:1;460:19; 461:4 seek (2) 474:16,17 seem (4) 460:8;463:6; 501:23;508:3 seems (7) 475:19;504:5; 508:5;518:22;522:7; 554:5;563:11 sees (1) 494:14 self-proclaim (1) 573:4 send (2) 504:13;565:11 senior (1) 452:10 seniors (1) 495:8 sense (9) 485:8;503:4; 509:13;518:1; 521:21;548:10; 577:13;578:12; 580:15 sentiment (1) 546:9 separate (2) 482:22;505:2 SEQR (1) 521:7 sequence (1) 528:14 series (1) 577:17 serious (1) 542:13 serve (3) 459:11;483:16; 536:14 service (10) 449:9,12;475:7; 536:23;552:5,19,21; 558:7;571:7;574:18	services (16) 447:3,6;448:24; 449:3,5;477:16; 531:21;532:6,7,10, 14,22,23,24;556:6,17 set (2) 468:6;488:2 setback (1) 537:12 settle (1) 542:16 seven (9) 453:10;493:4,5,6, 11;496:11,13;497:7, 21 several (3) 516:8;539:5; 574:16 share (1) 573:23 Sherf (1) 549:15 shift (4) 501:8,12,19,24 shifts (4) 487:24;488:2; 504:2;580:24 short (1) 531:24 shortcut (1) 463:23 shorter (2) 549:13;551:19 shortest (2) 463:15;551:19 shorthand (1) 585:9 show (15) 442:8;453:16; 455:4;458:18;466:5; 495:6,9,11;500:20; 513:7;515:16,21; 517:1,8,10 showed (1) 542:13 showing (3) 457:10;461:17; 510:15 shown (2) 484:23;533:22 shows (3) 465:24;495:10,19 shuttle (21) 448:13;449:8,12; 487:17;490:1;498:7; 501:13;503:8,9,19; 504:4,7;505:24,24; 539:10;542:10; 575:24;580:20,21; 581:4,15 shuttled (1) 567:18 sick (5)	461:15;494:21; 555:6;565:10;583:12 side (24) 451:6,7;462:4; 465:8;470:17,18,21; 471:1;477:4;479:3; 534:7,15,16;536:8, 16,18,21;537:11; 543:9;545:4;547:9; 552:2;560:13;566:24 sidewalk (2) 491:24;553:9 sidewalks (1) 450:10 sign (6) 453:2;460:16,16; 469:2;506:14;563:22 signal (10) 452:21;458:20,21; 459:2;463:19; 468:20;469:9,19; 472:9;540:12 signalization (1) 473:7 signals (2) 453:5,18 signed (1) 505:17 significant (4) 463:20;538:2; 581:9;582:13 signs (2) 469:10,11 silliness (1) 574:22 similar (4) 450:18;472:24; 475:2;495:24 simple (3) 513:21;522:11,12 simplify (1) 465:4 simply (7) 463:3;467:3;509:7; 524:4,7;533:19; 538:20 simultaneous (1) 454:24 simultaneously (1) 489:21 single (2) 550:1;551:16 sit (1) 490:3 site (36) 452:16;470:15; 482:21;483:1,6; 489:13;492:7,12; 495:23;501:17,20; 506:4;508:20; 511:10,22,24;512:6; 513:3,6,20;514:13, 16;515:7;516:20;	517:8;518:16,19,21; 519:22;534:17; 540:20;546:22; 547:4,7;576:11; 577:20 sites (1) 528:1 sitting (3) 565:5,6;567:11 situated (2) 446:22;447:23 situation (6) 450:18;475:13; 490:23;495:24; 533:4;543:7 situations (1) 450:2 six (9) 442:5;451:24; 455:10;467:20; 468:3,12,12;576:19, 21 size (1) 576:4 skeptical (1) 541:19 skin (1) 544:6 slam (1) 572:10 Sleepy (21) 478:9;481:4; 482:15;525:13; 540:24;545:22; 551:5,7,10;553:3,18; 554:2;556:5;559:2; 566:23;567:7;570:7; 571:9;573:20; 576:22;582:10 sliding (1) 532:7 slim (1) 492:3 slots (1) 576:19 slow (2) 492:24;559:9 slowing (1) 493:21 small (3) 551:9;563:6; 582:11 smaller (1) 534:23 snapshot (1) 477:13 social (2) 502:20;546:14 socially (1) 546:7 society (1) 545:7 sole (1)
---	--	--	---	---

582:9 solid (3) 468:7,8;556:3 solve (2) 504:15;558:19 Somebody (9) 443:1;475:10; 480:6,11;493:10; 503:15,23;565:10; 566:14 somebody's (3) 494:21,21,22 someday (1) 557:6 somehow (1) 575:1 someone (7) 458:20;472:22; 492:23;499:9; 502:11;527:13;530:6 someplace (1) 583:15 sometimes (5) 457:3;495:8; 553:10;554:4;582:12 somewhere (4) 496:12;497:7; 537:20;567:15 son (1) 555:9 soon (1) 558:20 sorry (4) 454:6;470:15; 485:11;583:12 sort (6) 465:4;488:5;525:4, 10;553:9;554:3 sorts (1) 448:22 sounded (1) 503:19 sounding (1) 544:13 sounds (2) 475:12;558:24 source (1) 490:11 sources (2) 505:14;548:6 south (7) 457:17,20;459:21, 21;470:21;494:2; 496:24 southbound (3) 453:23;496:18; 539:16 southwest (1) 477:5 space (27) 447:14;465:2; 484:13,19,22;486:14, 16,21;490:16;491:14,	17;492:11,15,19,20; 493:1;526:9;527:4,9, 12;528:5;529:15; 560:10;570:24; 581:16,20,22 spaces (19) 493:4,6;496:11; 497:21;505:21; 511:14;512:18; 513:1;514:8,13; 515:20,22;516:14,15, 21;517:9;518:24; 519:17,24 speak (8) 443:1;444:22; 475:7;522:4;538:14; 553:4;554:6;575:11 speaker (2) 538:24;569:2 speakers (1) 449:18 speaking (5) 540:3;561:2,8,19; 578:24 special (1) 506:12 specific (6) 468:6;512:16; 578:9,22,23;580:1 specifically (2) 551:18;561:21 speculate (1) 504:21 speculation (1) 517:14 spell (1) 444:24 spend (2) 451:19;476:13 spent (2) 553:23;577:21 spin (1) 509:6 spoke (5) 490:13;538:17; 544:18;561:3,21 spoken (1) 538:19 sponsor (1) 449:21 spots (2) 493:11;571:3 Spruce (3) 546:18;560:16; 562:15 squander (1) 545:24 square (3) 484:14,18;535:1 staff (3) 501:14;505:22; 541:4 staffing (1)	494:16 stage (2) 514:1;520:16 stagger (1) 448:16 stair (10) 535:2;536:8,20,22, 24;537:7,8,17,18,19 stairs (1) 538:5 stake (1) 546:15 stamp (1) 457:22 stand (1) 499:14 standards (1) 510:22 standing (2) 550:6,7 standpoint (3) 579:12,13;580:4 start (10) 442:1;443:4; 467:23;478:23; 482:12;490:21,23; 491:1;528:15;549:17 started (3) 456:13;529:17; 575:19 starting (2) 491:16;527:11 starts (2) 491:6;492:2 State (9) 452:12;454:11; 471:21;538:15; 540:18;561:5; 572:19;584:1;585:5 stated (6) 483:24;484:3; 500:18;503:7;510:1; 547:2 statement (5) 459:18;465:21; 510:15;515:5;570:1 statements (3) 459:24;510:17; 511:7 stations (1) 521:10 statistic (2) 455:4;502:7 statistical (3) 579:12,21;580:8 statistics (8) 464:3;484:2;486:5, 23;495:4;496:14; 499:2;500:20 stay (2) 457:18;465:23 stenographers (2) 444:19,24	stepped (1) 513:9 still (9) 463:9,12;491:17, 24;504:24;516:10; 529:10;568:19;579:2 stop (11) 449:13;454:13; 473:3;491:3;493:3; 498:15,18,19;557:24; 565:2,4 stopped (4) 454:1;500:11; 539:17;572:1 stopping (2) 454:23;500:6 storage (1) 492:1 store (4) 480:1;491:4;500:1; 564:22 straight (2) 479:15;572:15 straightforward (1) 542:15 street (42) 451:6,7;460:5,6; 461:21,22;462:5,17; 464:6;465:14,19; 466:3,8;467:24; 472:19;473:10,12,14, 23;475:5;488:17; 493:19;522:19; 523:8,11,12,13,21; 524:18;540:19; 542:24;546:18; 555:4;556:21;557:2; 559:8;560:16; 562:16;564:13; 572:24;573:3;574:23 streets (6) 449:13;481:2,8,13, 15,22 stress (1) 541:10 structural (6) 525:23;526:13; 527:8;528:9,19,22 structure (7) 501:18,24;504:11; 528:18;536:11; 537:7,11 struggling (3) 570:2;578:17; 579:14 student (1) 496:4 students (2) 496:2;556:13 studied (2) 451:21;464:7 studies (4) 454:16;455:4;	462:10;464:4 study (7) 453:7,8;508:18; 520:2;525:21;531:6; 571:23 stuff (1) 579:16 subjected (1) 541:18 subleases (1) 557:4 submission (4) 446:4;449:6; 477:12,12 submissions (1) 443:14 submitted (5) 492:8;507:8;514:1; 542:7;579:1 subscribed (1) 572:12 subsequent (1) 527:11 subsequently (1) 528:17 succeed (1) 576:10 suddenly (2) 491:5;548:11 Suffice (1) 527:2 sufficient (1) 491:14 sufficiently (1) 501:4 suggest (3) 500:22;520:14; 523:22 suggested (2) 523:23;566:14 suggesting (6) 463:1;476:8; 520:17;523:2,6; 524:6 suggestion (3) 524:8,16;525:11 suitable (1) 508:20 Suite (2) 441:5,11 suited (1) 446:22 sum (2) 529:21;531:19 summaries (1) 455:20 summary (2) 456:1;467:8 superintendent (1) 553:9 supervising (1) 494:20 supplies (1)
--	--	---	--	---

<p>581:22 support (2) 556:15,16 supporting (2) 461:17;562:22 suppose (1) 568:15 supposed (3) 515:16;528:7; 565:16 sure (21) 443:17;457:23; 473:11;475:11; 500:13;510:20,20; 511:6;514:22; 515:15,19;519:8; 527:16;550:13; 552:1;555:4,9;576:6; 578:6,9;579:10 surplus (1) 518:5 surprised (2) 458:3;568:8 surrounded (1) 553:13 survey (8) 459:23;482:21; 483:4;514:6;515:21, 21;519:21,23 survived (2) 564:1,3 sworn (1) 456:4 synopsis (1) 452:2 synthesizing (1) 580:5 system (4) 448:13;505:24; 506:1;545:20</p>	<p>taping (1) 466:2 target (1) 531:24 Tarrytown (7) 478:11;554:13; 557:1,6;567:8; 571:10;582:11 Tassel (3) 558:23;559:3; 569:12 taxes (5) 563:10;568:21; 573:22,23,24 taxi (4) 483:11;551:10; 552:5;581:18 taxis (1) 489:3 taxpayer (2) 563:14;564:13 teach (2) 555:11,17 teaching (1) 485:8 team (1) 444:3 technical (1) 475:5 technicalities (1) 475:12 teenagers (1) 499:11 telling (2) 504:12;566:2 ten (8) 462:17;485:22; 489:24;494:23; 506:2;538:4;570:19; 575:16 tend (2) 463:13;495:11 term (1) 506:2 terminated (1) 506:6 terminology (1) 519:13 terms (14) 448:12;450:6; 452:4;462:2;464:23; 466:13;488:3; 490:14;496:16,20; 497:13;509:10; 521:1;533:22 Terrace (4) 462:6;464:10; 468:18;470:24 terribly (1) 501:23 testified (2) 509:12,15 testify (1)</p>	<p>526:20 testimony (8) 445:6;460:7,15; 461:23;471:24; 508:12,15;538:21 thanked (1) 557:16 theatre (1) 527:21 theoretically (1) 492:1 therapy (1) 485:18 therefore (2) 447:9;571:11 thinking (2) 461:4;499:4 third (5) 494:17,24;540:2; 584:3,7 though (12) 462:13;469:15; 475:16;510:12; 519:1;521:1;522:14; 531:22;560:18; 571:5;574:22;579:9 thought (3) 508:23;537:6; 538:1 thousand (1) 545:11 thousands (1) 563:12 three (18) 464:15;468:10,13; 470:9;483:9;485:7; 494:15;496:12; 497:7;503:2;528:13; 554:12;575:1,20; 576:7;583:11,14,17 three-second (1) 468:9 three-year-old (1) 554:22 throat (1) 561:14 throats (2) 554:4;560:1 throughout (5) 448:13;449:9; 451:11;516:16;544:3 throw (1) 530:6 tight (3) 491:12,13;581:15 till (1) 501:11 tilt (1) 494:17 timed (1) 471:8 timely (1) 447:19</p>	<p>timer (2) 540:2,3 times (14) 458:15;486:6; 489:24;497:20; 502:10;503:20; 504:4,9;514:9; 557:23;564:24; 570:19;581:6,7 time-stamped (1) 455:23 timing (2) 468:16;580:23 tiny (1) 534:23 today (5) 442:21;541:19,19; 542:12;546:14 together (3) 564:6;578:7; 579:20 told (2) 527:18;533:23 Tom (1) 442:18 tone (3) 508:3;509:2; 541:17 tonight (11) 444:20;452:2; 539:4;549:23; 550:23;561:2; 563:21;569:14; 570:1;577:12,17 took (2) 451:9;480:22 Top (2) 452:15;546:18 TORTORELLA (104) 441:9,13;442:4; 443:6,7,8;444:2; 445:10;455:9; 456:23;457:5;458:6; 459:17;461:20; 464:2,19;465:9,11; 467:17;471:23; 472:15;474:6; 475:18;476:12; 477:10;478:15; 480:21;482:19; 483:22;484:7,21; 485:15,24;486:3,9, 17,19;487:7,21; 488:7,11,14,20; 489:1,9,11,18; 495:20;497:12; 500:8,17;501:13; 503:13;504:19; 505:10,13;506:18; 507:1,4,9,12;508:6; 509:9;510:8;511:16, 21;513:23;515:15; 516:5,17;517:12,18;</p>	<p>518:9,14,18;519:3,7, 17;520:5,17;524:10, 22;525:1;526:2; 527:1;528:12; 529:12,21;530:5,10; 531:4,10,13;532:5; 533:12;534:13; 578:11;580:9;581:1, 12;582:15;583:24; 584:6,9 total (8) 453:10;480:19; 482:3;483:14;493:9; 494:3,10;503:21 totally (4) 472:1;500:3;513:2; 543:15 touch (3) 534:6;547:2,3 towards (4) 452:16,18;457:20, 20 tower (2) 536:8;537:8 town (2) 444:11;449:9 town's (1) 493:23 traditional (1) 485:8 traffic (56) 444:10,13;449:7, 15,16;452:4,6,20; 453:7,19;454:3,5; 456:12;457:3,8; 458:19;461:2,6; 464:4;466:1;468:23; 469:15;473:4;490:2, 3,7,9;491:1,5;493:22; 496:17,18;497:24; 498:22;499:18; 500:12;504:8,17; 520:2;531:5,8; 540:12;544:9; 549:24;560:8,12; 569:19;571:19,22; 572:1;574:20; 577:19;578:4;581:9; 582:6,16 trafficking (1) 467:22 trail (1) 546:19 train (1) 550:1 training (3) 543:23;551:16,20 transcript (2) 445:2;585:6 transcription (1) 585:8 transfer (1) 521:10</p>
T				
<p>table (1) 516:23 talk (8) 511:13;542:4; 543:18;544:22; 566:8,10,12,13 talked (3) 476:17;496:20; 501:8 talking (13) 449:12;453:17; 454:14;473:18; 509:4;514:14; 515:20;522:23; 534:20;539:6,14; 540:6;550:5 tape (1) 456:16 tapes (2) 455:22;460:10</p>				

<p>transportation (6) 467:2;469:4;483:9, 12;487:15;551:9</p> <p>travel (1) 466:14</p> <p>traveling (1) 482:21</p> <p>treacherous (1) 476:7</p> <p>treat (2) 448:20;565:2</p> <p>treated (3) 487:10;496:4; 533:19</p> <p>treatment (1) 560:6</p> <p>tremendous (1) 559:7</p> <p>triangle (2) 470:8;534:23</p> <p>tried (1) 501:1</p> <p>trip (2) 471:3,4</p> <p>trips (1) 503:22</p> <p>Trovel (1) 442:12</p> <p>truck (1) 500:11</p> <p>true (6) 565:13,14;567:8; 568:1,2;585:8</p> <p>trustees (3) 520:9;521:19; 574:2</p> <p>truth (1) 552:20</p> <p>try (8) 502:19,24;503:2; 549:3;551:24; 555:11;564:17; 566:20</p> <p>trying (18) 450:6;475:22; 490:19;492:18,18,19; 500:21;519:7; 524:15;528:4; 541:21;559:24; 561:13;576:5;577:4; 581:16;582:24,24</p> <p>Tung (3) 512:1,12;518:12</p> <p>Tung's (1) 516:23</p> <p>turn (28) 454:11,16,19; 455:3;460:21;489:8, 12;490:15,15,19,22; 491:11,15;492:8,17; 493:16;496:23; 498:5;512:2;539:22; 551:13,17,20,23;</p>	<p>558:18;572:16; 574:5;582:1</p> <p>turnaround (1) 498:8</p> <p>turning (2) 488:21;489:1</p> <p>turns (5) 462:22;471:5; 488:19;544:22;572:8</p> <p>twenty (2) 485:22;576:8</p> <p>twice (8) 487:23;488:13; 501:9,10;503:11; 504:13,14;567:14</p> <p>two (22) 444:19;451:23; 452:23;455:11; 483:7,8;485:6; 489:16;490:16; 498:17;499:11; 503:20;512:16; 526:14;554:21; 557:15;564:23; 572:19;581:6,10; 583:12,17</p> <p>two-and-a-half (1) 504:14</p> <p>two-block (1) 523:17</p> <p>two-way (1) 489:19</p> <p>type (2) 472:24;516:20</p> <p>types (1) 521:14</p> <p>typical (1) 494:14</p>	<p>Understood (2) 513:16;581:12</p> <p>undertake (1) 466:7</p> <p>undertook (1) 445:16</p> <p>unfortunate (1) 575:9</p> <p>unique (1) 475:13</p> <p>unit (1) 539:11</p> <p>unlawful (1) 563:24</p> <p>Unless (5) 456:23;467:10; 469:20;493:20; 583:20</p> <p>unlike (2) 535:18;571:14</p> <p>unresponsive (1) 472:1</p> <p>unspoken (1) 543:19</p> <p>unsustainability (1) 545:21</p> <p>up (53) 449:12;453:20; 457:3;462:20; 463:24;469:20; 477:11;478:13; 479:17;483:16,23; 487:13;488:2,8; 490:2,9,12;491:1,6, 15;493:3,22;495:6,9, 10,19;496:5;498:14; 505:9,20;513:9; 518:3;521:2;523:9; 525:2;529:18,21; 531:19;534:6; 538:15;539:5,11; 540:1;545:18;553:4, 13;554:6;560:15,16; 571:16;572:6;582:2, 6</p> <p>upwards (1) 514:7</p> <p>urge (3) 546:5,13;577:3</p> <p>usable (3) 526:9;527:12; 528:5</p> <p>use (19) 458:16;477:16; 491:18;517:9; 528:10,11;531:1; 547:6,12,17,23; 552:8,12,19,19; 554:5;567:6;581:11, 21</p> <p>used (9) 471:2;479:23; 484:14;492:1;518:7;</p>	<p>519:16;525:23; 557:2;561:11</p> <p>users (3) 481:3;482:3,14</p> <p>using (2) 527:16;558:1</p> <p>utilited (1) 536:23</p> <p>utility (1) 537:16</p> <p>utilization (3) 511:18,19,23</p> <p>utilize (1) 492:11</p> <p>utilized (1) 535:15</p> <p>utilizing (3) 479:20;535:5,9</p>	<p>489:4,20;490:17; 491:22;496:13; 497:8;498:9;537:23; 581:10,16;582:2</p> <p>vehicular (1) 456:12</p> <p>version (1) 534:17</p> <p>versus (3) 457:22;528:8; 564:9</p> <p>via (1) 535:10</p> <p>viable (2) 525:10;529:23</p> <p>vicinity (5) 469:24;470:10; 477:11;478:1;537:20</p> <p>video (2) 463:2;545:12</p> <p>videographer (2) 455:18;456:3</p> <p>videotape (4) 455:10,12;456:7; 462:3</p> <p>videotaped (2) 451:24;462:2</p> <p>videotapes (3) 451:24;455:19; 460:4</p> <p>view (5) 446:13;447:15; 473:4;474:15;550:4</p> <p>viewing (1) 457:24</p> <p>views (1) 452:14</p> <p>VILLAGE (33) 441:17,18;448:14; 449:9;450:9,11; 466:9;472:22;474:8, 17;475:8,10,19,21; 476:3,6;514:17; 516:1;546:5,13; 548:13;553:6;554:2; 563:10;565:15; 566:17;567:14,24; 568:20;571:8;573:9, 11;574:3</p> <p>violations (1) 529:5</p> <p>visibility (1) 493:14</p> <p>visible (1) 538:6</p> <p>vision (2) 546:4;552:16</p> <p>visit (1) 502:18</p> <p>visitors (1) 571:2</p> <p>visits (6) 448:17,17;464:23;</p>
		<p>U</p>		
		<p>ultimately (3) 513:12;521:19; 582:11</p> <p>Um-hum (3) 496:6;509:24; 520:22</p> <p>unanimous (1) 541:11</p> <p>unaware (1) 537:6</p> <p>unchanged (1) 477:2</p> <p>unclear (1) 507:23</p> <p>uncomfortable (1) 543:20</p> <p>under (11) 454:11;470:23; 502:21;513:13; 518:13;521:22; 529:8;536:24;547:5, 17;551:15</p>		
		<p>V</p>		
		<p>vacation (1) 494:22</p> <p>VALENTIN (2) 551:3,4</p> <p>valid (2) 525:18,19</p> <p>validated (1) 518:6</p> <p>Valley (3) 481:16;553:12,17</p> <p>values (3) 543:21;544:1; 548:17</p> <p>van (9) 488:7,23;489:15; 499:12;503:19; 506:1;558:23;559:3; 569:12</p> <p>vans (2) 499:8,22</p> <p>variance (14) 474:11;510:3,7,23; 515:3;522:3,23; 534:7,15,17,19; 536:5;559:18;573:13</p> <p>variances (3) 510:14,16;511:5</p> <p>variety (1) 494:18</p> <p>various (4) 451:9,17;514:9; 542:5</p> <p>vast (1) 458:4</p> <p>vehicle (11) 451:17;476:2; 490:15,19,22;491:15; 492:2,10;496:11; 498:4;581:20</p> <p>vehicles (18) 451:4;454:8,15,18; 455:2;466:4;488:21;</p>		

482:24;502:15; 533:23 Vladimir (1) 541:8 vocal (1) 542:2 voicing (1) 542:22 volume (2) 532:2;572:4 volunteer (1) 562:18 vote (1) 574:2 vulnerable (1) 562:5	warm (2) 557:17;558:3 warning (1) 467:23 warranted (1) 466:7 Washington (2) 481:10;564:13 watch (4) 456:24;457:11; 463:11;564:16 watched (1) 457:23 watching (4) 457:11;458:2; 460:18;463:3 water (1) 463:14 way (21) 448:9,15,18; 454:12;455:1; 463:24;466:22; 477:8;494:16;502:8; 509:13;523:6; 533:20,21;540:23; 554:23;555:19; 559:22;560:1; 569:13;580:7 ways (2) 457:16;461:10 weakly (1) 446:13 Weber (24) 478:21;541:9,14; 542:3;543:3;546:24; 548:23;552:6,12,13; 557:3,5,7;558:8,20, 23;559:13;562:16; 569:12,20;571:12; 572:5,14;574:10 Wednesday (2) 584:4,7 week (4) 445:20;485:6; 550:12;551:16 weighing (1) 579:23 Weir (3) 442:6;456:3,5 WEKSTEIN (3) 441:9;442:5;443:8 welcome (2) 558:3,10 weren't (3) 476:9;519:3;572:2 WERNECK (13) 470:9;484:3;503:6, 18;521:24;522:5,7, 16;523:8,24;524:19; 525:3;581:3 west (3) 465:8;470:18; 543:9	Westchester (1) 575:13 what's (9) 475:2;480:10; 484:23;519:15; 521:21;544:13; 546:2;578:3;582:13 whenever (1) 571:18 whereas (1) 467:2 White (12) 441:6,12;449:24; 456:20,21;457:13; 460:17,21;462:22; 467:21;468:3;543:14 whole (3) 519:6;528:3; 580:22 who's (5) 444:6,8,13;446:15; 501:16 WIC (2) 502:22;505:9 W-I-C (1) 502:22 wide (5) 453:4;489:19; 491:18,19,21 WILENKIN (2) 441:23;444:16 willing (3) 466:9;488:2; 506:14 wish (1) 576:1 within (16) 470:10;474:4; 476:21;477:21; 478:16,17,20,20; 479:4;488:22;494:3; 496:1;523:17; 536:20;537:23; 565:19 without (4) 458:1;466:4; 513:14;576:11 witness (2) 456:1;499:6 witnessed (2) 452:3;499:8 women (2) 502:13;505:5 wonderful (1) 541:4 word (1) 561:23 words (2) 473:6;561:11 work (22) 451:14;471:4; 485:17;490:1; 501:13,15;516:12;	518:23;524:9; 526:12;529:15; 531:6;543:14; 544:20;551:15; 561:6;563:19;564:5; 565:18;568:15; 580:13;582:5 worked (1) 520:24 worker (1) 502:20 workers (1) 568:17 working (5) 543:8;549:20; 566:11;572:2;583:16 working-class (1) 545:3 works (3) 448:16;456:11; 468:20 worms (1) 525:5 worry (1) 500:22 worst-case (1) 464:21 write (1) 575:12 written (1) 581:2 wrong (6) 454:7;463:21; 565:24;568:4,6; 575:10 wrote (1) 562:21	481:14 Yonkers (1) 449:23 York (10) 441:6,12;452:12; 471:21;485:10; 551:5;554:10;556:2; 576:23;585:6 young (2) 502:12;539:6 younger (2) 554:14,24
W				Z
wait (4) 461:18;463:7; 469:8;530:13 waited (1) 574:17 waiting (2) 460:21;555:14 waits (1) 461:1 walk (41) 450:14;453:2; 460:16,16;461:18,19, 21;466:16;467:23; 468:19,20;469:2,8; 476:21;477:8,9; 479:24,24;480:2,9, 11;486:24;496:2,5; 499:24;500:1;523:3, 4,10,11,13,14; 540:22;541:2;543:5; 550:1;571:15,17,17, 17;583:18 walkers (1) 494:6 walk-in (1) 533:14 walking (21) 453:21;465:6,7; 466:22;479:11,15,17, 23;480:7,13,16,17, 18;483:6;496:1,9; 499:20,21;500:3; 539:7;540:7 walk-ins (1) 533:13 walks (4) 500:18,20,23; 532:3 walkway (1) 467:14 wall (2) 538:3;539:6 wants (2) 499:9;543:17				zebra (1) 545:15 ZIP (4) 481:4;482:2,15; 483:15 zoners (1) 553:8 zoning (13) 510:13;512:5,6; 514:18;522:20,24; 547:14,17;548:1; 566:2;569:16; 570:19;577:3
				1
				1 (7) 441:11;478:18; 512:23;539:12; 540:9;570:3;572:17 1.6 (1) 450:8 1:00 (1) 465:12 10 (5) 457:8,8;467:24; 495:1;531:14 100 (1) 511:19 10591 (6) 481:5;482:2,16; 484:1;567:7,8 10601 (1) 441:12 10603 (1) 441:6 11 (1) 531:17 11:28 (1) 584:14 1100 (2) 576:18,21 115 (1) 465:18 117 (3) 540:19;558:23; 569:12 12 (6)
			Y	
			yard (7) 534:7,15,16;536:9, 16,18,21 year (12) 464:15;485:5,6,7; 494:17,24;562:22; 563:10;569:9; 573:22;575:20; 584:11 year-and-a-half (2) 557:12;558:5 years (20) 453:9,13;495:23; 506:2;532:8;547:11; 548:21;551:6; 554:12,23;556:3; 557:22;564:20; 566:12;569:20; 574:16;575:16; 576:7,8;583:11 yelling (1) 559:9 yellow (1)	

465:12,20;467:24; 557:22;562:15;581:7 12,000 (1) 484:17 1200 (1) 487:1 12th (10) 443:13,21,23; 506:23;507:3,7,11, 13,17,24 13 (8) 464:13,17;465:5, 10,14;486:5;487:8; 490:5 14th (7) 442:3;443:20; 444:4,18;445:3; 508:13;510:11 15 (2) 495:23;566:11 153 (1) 564:12 15th (2) 510:10;534:9 16 (2) 551:6;566:11 16th (2) 442:17;584:6 16-year-old (1) 558:2 17th (2) 442:20;506:24 18 (2) 494:18;553:2 18th (5) 442:10,16;506:21; 507:6,21 19 (4) 465:16;486:7,14; 487:3 19th (1) 442:11	442:4;443:13,23; 483:4;510:10;512:3 2013 (1) 584:8 21 (1) 489:19 216 (1) 441:5 22 (2) 557:2;571:3 23 (1) 574:16 230 (1) 465:13 24 (2) 576:21;581:7 242 (2) 478:19;494:3 26 (1) 551:14 27 (3) 494:20;495:2; 554:23 270 (1) 464:5	5 5 (4) 465:18;512:3,3; 525:20 5,000 (1) 484:14 50 (1) 481:22 500 (2) 514:8;518:5 54 (1) 539:3 560 (1) 515:22 565 (1) 514:8 58 (1) 551:4 5th (2) 513:22,24	487:8;501:11,11; 503:20,20;530:24 8:00 (1) 457:3 8:30 (1) 500:16 80 (12) 477:22;481:3; 482:8,13,17;508:17, 18,19;527:19; 529:22;530:17; 564:20	9 9 (26) 450:15;463:18; 464:4;465:8,12; 469:6;487:8;488:9; 491:1,20;493:22; 494:1;496:17,24; 498:18,23;500:6,12; 512:22;531:5; 544:24;558:19; 560:9;572:9,13; 582:8 9,000 (2) 483:16;484:2 9:57 (3) 456:14;457:1; 458:7 914 (1) 575:12
2	3	6 6 (1) 525:20 6,253 (3) 477:20;478:15; 484:10 62 (1) 478:22 64 (3) 541:8;549:15; 571:15 65 (1) 479:4 6700 (1) 484:4		
2 (4) 478:21;512:23; 550:15;556:1 2,288 (1) 479:1 2,657 (2) 477:20;478:17 20 (5) 494:15;503:21,21; 504:9;569:20 200 (4) 481:7,12,15; 565:20 2000 (1) 546:20 2011 (1) 483:3 2012 (6)	3 (2) 478:24;520:7 30 (5) 482:7;487:12; 493:9;496:10;497:20 300 (5) 479:10;481:18; 529:19;539:13; 562:23 32 (1) 512:17 375 (2) 481:8,12 399 (1) 441:5	7 7 (1) 530:18 7:45 (4) 457:2,5;460:11; 467:7 70 (12) 448:7;481:15,22; 482:3,9,17,18;483:5; 486:24;494:5;496:8; 500:21 701 (1) 441:11 750-parking-space (1) 518:4 78 (1) 564:16		
	4 4 (4) 465:18;479:2; 511:14;525:13 4,000 (4) 484:6,12;486:10, 24 40 (5) 505:20;514:13; 515:20;516:21;556:3 40-some-odd (1) 532:8 448 (1) 572:9 49 (1) 563:23 491 (2) 511:14;512:7	8 8 (8) 464:4;465:11;		