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Bath Township Zoning Commission Public Hearing
7/14/2022 Public Hearing

1 CHAIRMAN RICHARD BRADNER: Good
2 evening. We're going to go ahead and begin the
3 Bath Township Zoning Commission meeting.

4 It is ZC-22-01, Dr. Timothy Pristas,
5 1075 Ghent Road rezoning application, so I want
6 to call the meeting to order.

7 Madam Secretary, would you be so kind
8 as to take the roll?

9 ZONING SECRETARY NANCI NOONAN: Sure.
10 Chairman Mr. Bradner?

11 CHAIRMAN RICHARD BRADNER: Present.

12 ZONING SECRETARY NANCI NOONAN: Mrs.
13 Burnham?

14 VICE CHAIR MARYELLEN BURNHAM: Here.

15 ZONING SECRETARY NANCI NOONAN: Mrs.
16 Kosiewicz? MEMBER SCOTT MEYER:?

17 MEMBER SCOTT MEYER: Here.

18 ZONING SECRETARY NANCI NOONAN: Mrs.
19 Hete?

20 MEMBER EMILY HETE: Here.

21 ZONING SECRETARY NANCI NOONAN: Mr.
22 Rowan? Okay. Thank you.

23 CHAIRMAN RICHARD BRADNER: Okay. Would
24 everybody stand? We'll do the Pledge of
25 Allegiance.

1 ALL: I pledge allegiance to the flag
2 of the United States of America, and to the
3 republic for which it stands, one nation under
4 God, indivisible with liberty and justice for all.

5 CHAIRMAN RICHARD BRADNER: Thank you.
6 Before we go on, I'd like to --

7 MEMBER SCOTT MEYER: I have trouble
8 standing up.

9 CHAIRMAN RICHARD BRADNER: You all
10 right, Scott? Okay.

11 Before we go on, I'd like to make a --
12 have a moment of silence for Jim Hower. He served
13 our community for over 50 years. That includes
14 after retirement, he spent seven years with us
15 here on the Zoning Board. His life embodied
16 selfless service for his community. His
17 commonsense, straightforward words will be dearly
18 missed. Let us have a moment of silence for Jim.
19 He did pass away just this past Friday the 8th.

20 On behalf of the Zoning Board, we extend
21 our sincerest condolences to his family. May God
22 rest his soul. Chief Hower.

23 Nanci, would you give us a
24 certification of the hearing notice, please?

25

1 ZONING SECRETARY NANCI NOONAN: The
2 legal ad ran one day in the West Side Leader on
3 June 30th, 2022 and reads as such. "Notice is
4 hereby given that the Bath Township Zoning
5 Commission will hold a public hearing at the Bath
6 Township trustee meeting room, 3864 West Bath
7 Road, Bath, Ohio on Thursday, July 14th, 2022 at
8 6 p.m. to untable case number ZC-22-01, Dr.
9 Pristas -- Dr. Timothy Pristas for rezoning
10 request through a map amendment from an R2
11 residential district to a B4 restricted business
12 district. Property is located at 1075 Ghent Road
13 in the R2 residential district.

14 CHAIRMAN RICHARD BRADNER: Thank you.
15 Before we go any further, we're going to allow
16 Mr. Konstand, our counsel, to come and make some
17 announcements.

18 LEGAL COUNSEL BOB KONSTAND: Thank you.
19 Bob Konstand, Township legal counsel.

20 As evident, we only have four members
21 here at this point of the hearing. I conferred
22 with Dr. Pristas, and they've agreed to take a
23 recess at this point. We expect the fifth member
24 should be here in about 20 minutes, and I would
25 ask that you approve a recess for 20 minutes, and

1 hopefully we'll have five people here at that
2 point.

3 CHAIRMAN RICHARD BRADNER: Excellent.
4 Thank you, Bob.

5 LEGAL COUNSEL BOB KONSTAND: Thank you.

6 CHAIRMAN RICHARD BRADNER: Do I have a
7 motion to have a recess?

8 VICE CHAIR MARYELLEN BURNHAM: I'll
9 motion a recess.

10 CHAIRMAN RICHARD BRADNER: Second?

11 MEMBER EMILY HETE: Second it.

12 CHAIRMAN RICHARD BRADNER: All in
13 favor?

14 LEGAL COUNSEL BOB KONSTAND: Aye.

15 CHAIRMAN RICHARD BRADNER: Okay. We
16 have a recess, so go off and play in the
17 schoolyard. We'll call you back when necessary.
18 Thank you. Thanks, Dr. Pristas. Shouldn't be
19 long.

20 (Recess)

21 CHAIRMAN RICHARD BRADNER: Okay. I'd
22 like to reconvene the Bath Township trustee
23 meeting. I'm sorry. Not trustee. Zoning board
24 meeting. ZC-22-01, Dr. Timothy Pristas, 1075
25 Ghent Road rezoning application.

1 And let the record show that Joy is
2 here with us. Ms. Kosiewicz is here with us.
3 Thank you.

4 MEMBER JOY KOSIEWICZ: Present.

5 CHAIRMAN RICHARD BRADNER: Present.
6 Excellent.

7 So I need a motion to untable the case
8 ZC-22-01.

9 MEMBER JOY KOSIEWICZ: I will move to
10 untable case ZC-22-01.

11 CHAIRMAN RICHARD BRADNER: Second?

12 VICE CHAIR MARYELLEN BURNHAM: I will
13 second that.

14 CHAIRMAN RICHARD BRADNER: All right.
15 All in favor?

16 MEMBERS: Aye.

17 CHAIRMAN RICHARD BRADNER: Okay. It
18 passed.

19 So at this point in time, we have a
20 slight Township presentation. Bill and Bob? So
21 William, would you come forward just to remind
22 everybody here what this is all about?

23 PLANNING DIRECTOR BILL FUNK: Sure.

24 Again, the case is ZC-22-01. Dr. Timothy Pristas
25 is an application requesting a map amendment.

1 Property is at 1075 Ghent Road. Current zoning
2 is R2. The lot consists of 3.49 acres, and the
3 applicant is requesting a map amendment for this
4 property. Again, it is currently zoned R2
5 residential, and the request is for rezoning for
6 a B4 restricted business district.

7 I'll just go over the purpose
8 statements for both those. Then I'll kind of
9 pass on to Bob for some more comments from Mr.
10 Konstand.

11 The purpose of the R2 residential
12 district is to establish areas for single-family
13 dwelling units and portions of the township where
14 there are limited public services and where there
15 are concentrations of natural resources.

16 The purpose of the B4 restricted
17 business district is to provide for office and
18 institutional uses in locations adjacent to
19 retail areas and areas easily accessible to a
20 major arterial system of roads. Carefully
21 controlled site development is necessary to
22 encourage a functional and aesthetically pleasing
23 office environment and to protect the residential
24 character of adjacent areas.

25 With that, I will hand everything over

1 to Mr. Konstand.

2 CHAIRMAN RICHARD BRADNER: Just a
3 moment, Bill. We do have some questions. I
4 don't know if you want to chat about the
5 enumeration of what businesses could go there, if
6 that's all right.

7 MEMBER EMILY HETE:
8 I don't remember if it's outlined. Yeah. Bill,
9 if you just want to remind for the record what is
10 permitted on a B4.

11 PLANNING DIRECTOR BILL FUNK: Sure.

12 WOMAN 1: We can't hear you.

13

14

15 CHAIRMAN RICHARD BRADNER: Turn your
16 mic on.

17 PLANNING DIRECTOR BILL FUNK: Oh, is
18 the mic off?

19 CHAIRMAN RICHARD BRADNER: Green light.
20 There you go.

21 ZONING SECRETARY NANCI NOONAN: There
22 we go. If you want to just remind the record or
23 for the record indicate what can go on a B4.

24 PLANNING DIRECTOR BILL FUNK: Sure.
25 I'll go over the use table and what's listed for

1 permitted -- permittable standards and
2 conditional uses in the B4.

3 So B4 permitted uses are churches and
4 places of worship, government offices and
5 buildings, passive parks and open space, banks
6 and financial institutions, commercial
7 entertainment or recreational uses indoor,
8 general offices -- administrative, professional,
9 and business -- medical and dental offices, and
10 wireless telecommunication facilities.

11 B4 permitted with standards includes
12 agricultural uses on lots between one and five
13 acres, personal service establishments, and gas
14 and oil wells.

15 And the B4 conditional uses include
16 skilled nursing or personal care facility,
17 institutions for human medical care, institutions
18 for higher education, quasi-public fraternal or
19 service facilities, urgent care clinics, funeral
20 homes, private recreational uses outdoors,
21 research and development facilities, and
22 restaurants and taverns.

23 CHAIRMAN RICHARD BRADNER: Thank you.

24 PLANNING DIRECTOR BILL FUNK: You're
25 welcome.

1 CHAIRMAN RICHARD BRADNER: Good?

2 ZONING SECRETARY NANCI NOONAN: Yes.

3 CHAIRMAN RICHARD BRADNER: All right.

4 Proceed. Robert, you're on.

5 LEGAL COUNSEL BOB KONSTAND: Good
6 evening. Before you commence your discussions
7 and deliberations tonight, I want to go over some
8 of the legal matters that you're going to have to
9 consider tonight. And I want for the public
10 that's here as well to understand what the format
11 of the meeting is going to be.

12 We ceased taking anymore public comment
13 from the general public or from the applicants
14 this past Friday at 4 p.m., so there will be no
15 more public comment taken at the meeting tonight.

16 Your role, as you know, is to make a
17 recommendation to the trustees as to whether or
18 not to recommend that the application to rezone
19 should be approved. Your role is merely a
20 recommendation to the trustees, and you need
21 majority vote to approve that.

22 Okay. Now with that in mind, there's
23 been some discussion lately about what the
24 definition of spot zoning in. Mr. Funk asked me
25 to take a look at it, which I have done. I will

1 tell you as a lawyer the definition is not clear,
2 and I would advise you, as a legal advisor for the
3 township, not to use the term or take into
4 consideration anything to do with spot zoning.

5 The reason being is that there is
6 commercial zoning across the street. So I am not
7 sure as a matter of law whether or not this is
8 spot zoning, and I would admonish you not to take
9 spot zoning in consideration of any factor in
10 either approving or denying the recommendation
11 tonight.

12 That being said, I just want to remind
13 all of you, because it's been a while, our zoning
14 resolution provides four factors that you have to
15 consider on whether or not to recommend a rezone,
16 and I just want to remind them of you. If you
17 want to follow along, it's Section 308(d), Review
18 Criteria.

19 And the following criteria shall be
20 used by the Zoning Commission and the Board of
21 Trustees in decisions regarding zoning
22 amendments. This is a zoning amendment because
23 we're going to be amending the map.

24 Item Number 1, the amendment is
25 accordance with and in the spirit of this

1 resolution, meaning the zoning resolution.

2 Number 2, the amendment has been
3 reviewed to determine the consistency with the
4 Bath Township comprehensive plan.

5 Number 3, the applicant must justify
6 the particular zoning being sought and show that
7 it is best suited for the specific site based
8 upon the policies of the township.

9 And lastly, Number 4, any other
10 standard factor deemed appropriate by the Zoning
11 Commission and the Board of Trustees.

12 So those are the precepts that will
13 guide your deliberations and decisions tonight.
14 If you have any questions regarding the specific
15 rezone or the intentions of the applicants, I
16 would ask you to direct them to me, and I will
17 ask the applicants to respond directly to those
18 questions. Other than that, there won't be any
19 other testimony or public comment at the hearing
20 tonight. Thank you.

21 CHAIRMAN RICHARD BRADNER: Thank you,
22 Bob. Good clarification. We've been talking
23 about this since October the 8th, 2020, so that's
24 21 months for anybody who's counting.

25 So at this time, Emily, Scott, Joy, and

1 Maryellen, do we have any further discussion
2 about this or any questions on your mind? We
3 would need to chat. Any comments?

4 Not from anybody else. Just yourself.

5 MEMBER SCOTT MEYER: Yeah.

6 CHAIRMAN RICHARD BRADNER: Okay. Yeah.

7 MEMBER SCOTT MEYER: That's what I was
8 referring to.

9 MR. KONSTAND 1: Scott, would you turn
10 on your mic?

11 MEMBER EMILY HETE: I just turned it
12 on.

13 MEMBER SCOTT MEYER: Sorry. I don't
14 necessarily need to go first. I guess we could
15 -- I guess I'm first.

16 CHAIRMAN RICHARD BRADNER: You're
17 welcome. Yeah.

18 MEMBER SCOTT MEYER: I've listened to
19 an awful lot of comment on this issue since
20 October, evidently.

21 CHAIRMAN RICHARD BRADNER: 2020.

22 MEMBER SCOTT MEYER: And I've been
23 involved in zoning both here for probably about
24 eight years and 12 years in Stow on the planning
25 commission, which included everything

1 that we do here.

2 And I've seen a lot of these projects
3 come and go over the years, and I think the thing
4 that is going to make my decision is can I find a
5 compelling reason that we should change the
6 zoning of certain properties when surrounded by
7 existing residential properties, all of which I
8 believe -- my understanding -- wish to remain
9 zoned residential.

10 We've listened to a lot of comments.
11 I've heard a lot of -- I've read a bunch of
12 letters and things sent in. There seems to be an
13 overwhelming preference to leave the property at
14 its current -- as its current zoning, including
15 virtually all the neighbors whose properties
16 surround this property in question.

17 I guess it's not my vote yet, but my
18 opinion at this point is that we should not grant
19 the rezoning.

20 CHAIRMAN RICHARD BRADNER: Okay.
21 Thanks, Scott. Anybody else like to make some
22 comments?

23 MEMBER EMILY HETE: I also -- sorry.

24 MEMBER EMILY HETE: I've read through
25 every letter that was submitted. I did spend the

1 time yesterday, and came down, read every letter
2 that was submitted to the township regarding this
3 request. And it was quite lopsided, as Scott
4 indicated, in opposition versus support.

5 I agree with the supporters of Dr.
6 Pristas and Dr. Piero in that a dental office
7 would be quiet and it would be small. And their
8 rendering of the proposed building is beautiful.
9 The concept is innovative, and if the decision we
10 needed to make today was whether or not to
11 approve this office to be run by these people, I
12 think that's a really easy decision to make.
13 It's a beautiful building, and you have a great
14 vision, and you seem to be lovely people.

15 But that's not what we're asked to do
16 today. We're being asked to approve the rezoning
17 of a residential piece of property to a business,
18 and I want to make sure we keep that in
19 consideration. And that's a big deal to me.
20 It's taken much thought and consideration to take
21 something from a residential piece and move it to
22 a business piece.

23 We heard what could go on a B4
24 property, and it -- the permitted uses, it can
25 just go there. It can just -- it can just go

1 there without any -- as long as they follow the
2 guidelines, any one of those things that Bill
3 talked about could go there.

4 So to the supporters, I would ask
5 rhetorically are you supporting Dr. Pristas and
6 Dr. Piero's building and their concept, or are
7 you supporting rezoning this residential parcel
8 to B4 and all of the possibilities that could
9 come with that? And that's the decision we need
10 to make today.

11 So Dr. Pristas, I don't -- I don't
12 think we can address you directly, but I don't
13 ever want you to think that your efforts that you
14 put forth were in vain in any way. I think in a
15 community like that, you want to be a good
16 neighbor. You want your neighbors to know what
17 you're up to. I think you did all that you could
18 to make this proposal as appealing and
19 considerate as you could, and I really appreciate
20 that. I hope the community appreciates that.

21 The reality is even with all of that
22 information, even with the beautiful renderings,
23 and your vision, and your very welcoming and kind
24 personality, I just don't see the community
25 support. That concerns me. That concerns me a

1 lot because it's not about approving a vision.
2 It's about changing the landscape of Bath at 1075
3 Ghent Road, and maybe beyond. What is that
4 property going to look like, you know, maybe in
5 the future at -- when we turn off 77 and come
6 into Bath, what do we want that to look like?
7 What do we want to be there I think is kind of
8 the ultimate decision we have today.

9 So I love the concept. I love the
10 idea. I think it's a great location, but a lot
11 of times individuals or elected officials don't
12 speak for the public when the public wants them
13 to. We are our community's representatives, and
14 I'm going to have to -- I know we're not taking a
15 vote, but I too -- I would have to for that
16 reason -- and as it relates to the comprehensive
17 plan, I'm inclined to deny the request at the
18 time of the vote for those reasons.

19 CHAIRMAN RICHARD BRADNER: Thanks,
20 Emily.

21 LEGAL COUNSEL BOB KONSTAND: Mr.
22 Chairman, may I address the Commission?

23 CHAIRMAN RICHARD BRADNER: Yes, you
24 may.

25 LEGAL COUNSEL BOB KONSTAND: I want to

1 clarify something for the Commission. In your
2 deliberations and reviewing the public comment,
3 which has been extensive, I don't want you to
4 look at what the volume of the public comment is.
5 What you need to look at -- and whether it's for
6 or against -- you need to consider the four
7 factors that I recited earlier.

8 So again, I'll admonish you because
9 there's 100 letters against and five or six in
10 favor of, that shouldn't be the driving force in
11 your decision tonight. Any questions as to that?

12 CHAIRMAN RICHARD BRADNER: It's pretty
13 straightforward.

14 LEGAL COUNSEL BOB KONSTAND: Okay.

15 CHAIRMAN RICHARD BRADNER: And we've
16 been -- yes.

17 LEGAL COUNSEL BOB KONSTAND: I just
18 want it so that everybody understands that before
19 we take a vote.

20 MEMBER EMILY HETE: And I understand
21 what you're saying. I think maybe I should
22 clarify my comments as well. I think about how
23 we've drafted the comprehensive plan with the
24 township. That's what -- to me, that's with the
25 community in mind.

1 LEGAL COUNSEL BOB KONSTAND: Okay.

2 MEMBER EMILY HETE: That's what we want
3 this community to look like, and that's -- you
4 know, that's -- because we've spent a lot of time
5 on the comprehensive plan, more than anything
6 else that we're talking about today. And I think
7 people rely on us to do that, and the community
8 relies on us to develop a comprehensive plan, so
9 that's done with the community in mind.

10 LEGAL COUNSEL BOB KONSTAND: No, and I
11 understand what you're saying. I needed to
12 clarify.

13 MEMBER EMILY HETE: No, I appreciate
14 it.

15 LEGAL COUNSEL BOB KONSTAND: Yeah.

16 MEMBER EMILY HETE: I should've been
17 clearer. I probably should've clarified the
18 record --

19 LEGAL COUNSEL BOB KONSTAND: Okay.

20 MEMBER EMILY HETE: -- that --

21 LEGAL COUNSEL BOB KONSTAND: I have
22 nothing further unless anyone else has any
23 questions.

24 CHAIRMAN RICHARD BRADNER: No. Thank
25 you.

1 LEGAL COUNSEL BOB KONSTAND: Thank you.

2 CHAIRMAN RICHARD BRADNER: Okay. Joy,
3 you ready?

4 MEMBER JOY KOSIEWICZ: Sure. And I
5 wanted to -- part of my discussion with you guys
6 today was just that. I too read everybody's
7 comments both for and against. I think it's
8 important to hear every property owner's voice in
9 Bath Township, including the applicant's,
10 including, you know, all the people who had an
11 interest in sending us letters, e-mails, coming
12 here to talk.

13 I did find in those comments there are
14 -- there was a lot of, you know, speculation,
15 some unfounded claims. So I want to be clear
16 that my thoughts on this, you know, do not take
17 into account, you know, the speculation or
18 anything like that.

19 My opinion is based on what we've done
20 with our comprehensive plan, which takes years
21 and years, and talking to residents, and you
22 know, based on our history and what we want to
23 see Bath Township look in the future.

24 So you know, my thoughts on, you know,
25 what we should do here is based on what our

1 comprehensive plan considers, and that is to keep
2 this property residential.

3 CHAIRMAN RICHARD BRADNER: Okay.
4 Thanks, Joy. What say you, Maryellen? Anything?

5 VICE CHAIR MARYELLEN BURNHAM: In
6 unison. I think back on when all this started,
7 and how disappointed I was to learn that this
8 property, the former owners at 1075 Ghent, had
9 purely bought it as an investment opportunity and
10 not a home. And they had no intentions of
11 building a life here in Bath. Their focus was to
12 turn a profit, somewhat at the expense of the
13 homeowners on each side, and I can't imagine
14 living in those homes all those years knowing
15 that someday this day would come.

16 Some have said that the location will
17 inevitably go commercial. If there's one thing
18 I've learned since living in this community, it's
19 nothing in Bath is inevitable. The residents are
20 smart, they're passionate, they're informed, and
21 they care about preserving what we have here, our
22 rural township.

23 Through those letters, e-mails, and
24 petitions, the trustees and our zoning commission
25 have heard the voice of the residents who've

1 asked us to hold the line. That was a phrase I
2 kept hearing quite often, to keep the country
3 estates intact. That was pretty much my mission,
4 and I'm sorry I didn't put my microphone on.

5 CHAIRMAN RICHARD BRADNER: You spoke
6 loudly.

7 Okay, good. Thank you, all.

8 All right. I'm not going to add
9 anything to this. This is a -- it's been a
10 tremendous time working with this. It's been how
11 many months? 21 months that we've been
12 considering this almost as a straightforward
13 focus. Every meeting, this has come up in some
14 way, shape, or form.

15 Talking to all the people in Bath as
16 best as possible, I love this community, and I
17 love seeing these people make their love for this
18 community.

19 So on that note, I -- do I have a
20 motion to approve the application for rezoning to
21 the trustees?

22 MEMBER JOY KOSIEWICZ: I'll make a
23 motion to approve the rezoning to the trustees.

24 CHAIRMAN RICHARD BRADNER: Do we have a
25 --

1 MEMBER EMILY HETE: Second.

2 CHAIRMAN RICHARD BRADNER: We have a
3 second. Okay. There's a motion to approve the
4 application for rezoning to the trustees, so if
5 you vote yes, that means that you would want to
6 see the rezoning done. If you vote no, that
7 means that we'll keep the Bath Township map --
8 zoning map as it is. Are we clear? Does
9 everybody agree? Okay.

10 LEGAL COUNSEL BOB KONSTAND: Mr. Chair,
11 as to a recommendation to the trustees, your role
12 is strictly to recommend to the trustees.

13 CHAIRMAN RICHARD BRADNER: Correct.
14 Yes. Thank you. We got it. Okay. We're good.
15 We're going to go to vote. So that said, we got
16 a second.

17 Madam Secretary, would you please call
18 the roll?

19 ZONING SECRETARY NANCI NOONAN: Yes.
20 Mr. Meyer?

21 MEMBER SCOTT MEYER: No.

22 ZONING SECRETARY NANCI NOONAN: Mrs.
23 Hete?

24 MEMBER EMILY HETE: No.

25 ZONING SECRETARY NANCI NOONAN: Mrs.

1 Kosiewicz?

2 MEMBER JOY KOSIEWICZ: No.

3 ZONING SECRETARY NANCI NOONAN: And
4 Mrs. Burnham?

5 VICE CHAIR MARYELLEN BURNHAM: No.

6 ZONING SECRETARY NANCI NOONAN: Four to
7 zero. Motion denied.

8 CHAIRMAN RICHARD BRADNER: Thank you.
9 Let the record show.

10 Okay. That's it for the night. Bill,
11 do we have anything new you want to talk about as
12 long as we're here? No? Okay.

13 Then we adjourn the meeting for ZC-22-
14 01, today's date. Thank you all.

15 LEGAL COUNSEL BOB KONSTAND: I want to
16 clarify what both took place and what happens
17 next, if I may.

18 CHAIRMAN RICHARD BRADNER: Oh, yes.
19 Put it on the record.

20 LEGAL COUNSEL BOB KONSTAND: Okay. Bob
21 Konstand again. You're sick of me.

22 CHAIRMAN RICHARD BRADNER: We love you,
23 Bob.

24 LEGAL COUNSEL BOB KONSTAND: Anyway,
25 the vote was four against -- four votes against

1 recommending approval to the trustees.
2 Therefore, you're not recommending approval to
3 the trustees, just so the record is clear
4 tonight.

5 CHAIRMAN RICHARD BRADNER: We agree.

6 LEGAL COUNSEL BOB KONSTAND: Okay. I
7 just want everybody to understand that.

8 Now the trustees will consider the
9 matter. They'll consider your recommendation.
10 They will have a public comment period as well,
11 and they will ultimately make the decision
12 whether or not to change the zoning.

13 CHAIRMAN RICHARD BRADNER: Correct.
14 Okay. Thank you.

15 LEGAL COUNSEL BOB KONSTAND: Yep.

16 CHAIRMAN RICHARD BRADNER: Well stated.
17 Everybody on that? Okay. Good. The meeting's
18 over. Thank you.

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

I, Sonya Ledanski Hyde, certify that the
foregoing transcript is a true and accurate
record of the proceedings.

Sonya M. Ledanski Hyde

Veritext Legal Solutions
330 Old Country Road
Suite 300
Mineola, NY 11501

Date: July 29, 2022

0	5	allow 4:15	arterial 7:20
01 24:14	50 3:14	amending 11:23	asked 10:24
1	6	amendment 4:10	15:15,16 22:1
1 8:12 11:24	6 4:8	6:25 7:3 11:22	awful 13:19
13:9	7	11:24 12:2	aye 5:14 6:16
100 18:9	7/14/2022 1:14	amendments	b
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12 13:24	accessible 7:19	anybody 12:24	banks 9:5
12151 26:9	account 20:17	13:4 14:21	based 12:7 20:19
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2	acres 7:2 9:13	anyway 24:24	bath 1:13 2:3 4:4
2 12:2	ad 4:2	appealing 16:18	4:5,6,7 5:22
20 4:24,25	add 22:8	applicant 7:3	12:4 17:2,6 20:9
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21 12:24 22:11	adjacent 7:18,24	applicants 10:13	beautiful 15:8
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