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In Re:
TOWN OF HAVERSTRAW PLANNING BOARD MEETING

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February 8, 2023
7:30 p.m.

Planning Board Meeting held at One
Rosman Road, Garnerville, New York, before a Notary
Public of the State of New York.

DRAFT

SANDY SAUNDERS REPORTING
254 South Main Street, Suite 216
New City, New York 10956
(845) 634-7561

Page 2 1 2 3 APPEARANCES: 4 5 GLENN WIDMER, ACTING CHAIRMAN 6 7 JOSEPH MICHALAK 8 ANTHONY GIZZI 9 ROBERT SAMBRATO 10 GLENN MCCREEDY, CONSULTING ENGINEER 11 MICHAEL D. KAUKER, PLANNING CONSULTANT 12 CHRISTIE ADDONO, PLANNING BOARD ATTORNEY 13 MICHELLE CRAFTFEY, SECRETARY 14 15 16 17 18 19 20 21 22 23 24 25	Page 3 1 Proceedings 2 CHAIRMAN WIDMER: Good evening. I 3 would like to welcome you to the Town of 4 Haverstraw Planning Board. Please rise for 5 the Pledge. 6 Mr. Michalak, will you lead us in 7 the Pledge. 8 MR. MICHALAK: Sure. 9 (Pledge of Allegiance.) 10 CHAIRMAN WIDMER: First, I'll have 11 our secretary take roll, please. 12 MS. CRAFTFEY: Sal Corallo. 13 (No response.) 14 MS. CRAFTFEY: Glenn Widmer. 15 CHAIRMAN WIDMER: Here. 16 MS. CRAFTFEY: Joe Michalak. 17 MR. MICHALAK: Here. 18 MS. CRAFTFEY: Robert Sambrato. 19 MR. SAMBRATO: Here. 20 MS. CRAFTFEY: Anthony Gizzi. 21 MR. GIZZI: Here. 22 CHAIRMAN WIDMER: Okay. Just for 23 the record, Sal is not feeling well today so 24 he couldn't make the meeting. 25 First order is the adoption of
Page 4 1 Proceedings 2 minutes from January 11th, 2023. Can I have a 3 motion on that? 4 MR. SAMBRATO: I'll move that. 5 MR. GIZZI: Second. 6 CHAIRMAN WIDMER: All in favor? 7 (Whereupon, all the Board members 8 responded "Aye".) 9 CHAIRMAN WIDMER: Opposed? 10 So carried. 11 Just for everybody's information in 12 the audience, there's two items on the agenda 13 today. One is Orange and Rockland off of 14 Quaker Road and the other is Oak Tree, LLC, 15 off Rosman Road. Those are the only two items 16 we are discussing tonight and neither one is a 17 public hearing. Just for everyone's 18 information. 19 Okay. So first thing on our agenda 20 is Orange and Rockland. 21 Please state your name for the 22 record. 23 MR. SCIARRETTA: Good evening, 24 Mr. Chair, members of the board, town counsel, 25 staff. My name is Lino Sciarreta, partner	Page 5 1 Proceedings 2 with the law firm Bleakley Platt & Schmidt, 3 located at One Blue Hill Plaza, Pearl River, 4 New York. I'm here this evening with 5 Fellenzer. We have also Ray Iban (phonetic) 6 and Bill Beady (phonetic) from O & R. 7 So I'm excited to be here tonight 8 because really what O&R is proposing at its 9 current facility at 227 Quaker is really a 10 project to -- it's an HVAC upgrade. They're 11 looking to install what's called Geothermal 12 Source Heating System which geothermal is 13 now -- it's green and it's one of the most 14 efficient and sustainable ways to heat and 15 cool, not only your house, but also office 16 space and even O & R's facility. That's what 17 they propose to do. 18 What they're looking at doing is 19 constructing a 240 square foot structure. 20 That structure will house some equipment, 21 piping, and they're going to be doing four 22 geothermal bores and piping that's going to be 23 installed to replace their HVAC system. The 24 nice part about geothermal, it's something 25 that's part of the New York State Climate,

Page 6 1 Proceedings 2 Leadership and Community Protection Act goals 3 for lower greenhouse gas emissions, and it's 4 also like I said, it's a great renewable and 5 sustainable energy. 6 So a lot of single family homes are 7 now looking at geothermal because they're so 8 efficient and green. The PSC, the Public 9 Service Commission, also looks at that quite 10 favorably and the State of New York has a 11 bunch of initiatives for green energy such as 12 geothermal. 13 So with that, I'm going to have 14 Mr. Fellenzer come and give you a brief 15 overview of the site plan. This is our first 16 time before you. It's not a public hearing as 17 you stated, Mr. Chairman. Again, we just 18 wanted to give you the overview and hopefully 19 have a public hearing scheduled for April. I 20 did speak with your counsel this evening, and 21 just for that, with respect to SEQRA, we do 22 believe this is a Type II action which would 23 make it exempt from SEQRA. It falls into the 24 criteria of an improvement of an existing 25 structure.	Page 7 1 Proceedings 2 And without further ado, if you 3 don't mind, I would like to bring up 4 Mr. Fellenzer just to go through the site plan 5 real briefly. 6 MR. FELLEZZER: Good evening, 7 members of the Planning Board. Thank you for 8 having us here. I'll just go over quickly in 9 terms of the project. So as stated, it will 10 be four geothermal bores done, that is a 11 geothermal exchange. For those who don't 12 know, they're commonly called wells. They're 13 not wells. They're closed-loop. There is not 14 water pump underground. It's strictly for 15 exchanging heat between a fluid through a pipe 16 and the contact with the ground surface. 17 The sizing and number of the wells 18 has strictly to do with the capacity of the 19 system. This building needs the four wells 20 shown on it. The addition that's being put on 21 the building is very small. It's just to 22 handle -- to house the mechanical equipment 23 and piping systems for the support that 24 geothermal exchange bores. 25 Orange & Rockland is also very
Page 8 1 Proceedings 2 interested in this project from a building of 3 the future type thing and display, and we're 4 trying to make the mechanical room very neat 5 and organized so that it can be shown to 6 customers and all interested in that type of 7 system. 8 So if you look at the building from 9 the road, you really won't see any changes 10 from the road. There's a small area that's 11 being kind of in-fill on the back right side 12 of the building, which will house the 13 mechanical space and then everything else is 14 underground. You won't see anything. The 15 casings are pulled when you drill. As soon as 16 the wells are grouted, there is no casing that 17 sits above the ground. The piping is buried 18 under the ground. So really very small 19 addition that's really in-filled in the corner 20 in the back of the building is all that will 21 change on the site plan itself. 22 I'm happy to go through it in more 23 detail should there be any interest, but 24 that's really it. On the site plan I can show 25 you where that is.	Page 9 1 Proceedings 2 This is the building. This area is 3 just like this little back corner. There's no 4 building there now. We're going to close that 5 in and put the equipment in it. 240 square 6 feet and that's it. 7 MR. MICHALAK: And you said it's a 8 closed system? 9 MR. FELLEZZER: Yes. Geothermal 10 exchange system by nature is a closed-loop. 11 So there's a pipe that's grouted fully all the 12 way down. The well is filled with a material 13 that is high conductivity, right? So it's 14 like a lightweight aggregate that makes it 15 very conductive for the pipe. 16 The pipe is basically like a plastic 17 well pipe material. It goes down, turns 18 around and comes back up. Totally sealed. 19 The well is fully grouted. Usually when they 20 drill the wells when they get near the top 21 they pull the casing back out and use it on 22 the next well. The piping leads four feet 23 underground to be below any frost level and 24 goes to the building. So there's nothing on 25 the surface or the ground.

Page 10 1 Proceedings 2 We've used this in many other 3 buildings. Sometimes we put it under parking 4 lots. We did one in New Paltz where the wells 5 are all bored under the building. The 6 building is built on top of it. You can't get 7 to it once it's done. They work fine, they're 8 all tested obviously. Or if they fail, an 9 additional well will be drilled. We gave an 10 extra capacity for that in this situation. 11 MR. MICHALAK: Thank you. 12 CHAIRMAN WIDMER: Any other 13 questions? 14 MS. ADDONO: I'll just confirm Mr. 15 Sciarretta's statement earlier. I did have a 16 conversation with the Town's Planning Board 17 staff, the engineer and the building inspector 18 and the consensus is that this is a Type II 19 action, so there's no need for any further 20 SEQRA review; however, there will be a need 21 for GML referral to the County Department of 22 Planning which is part of the reason why it 23 was suggested that the public hearing not be 24 scheduled until April so that there is 25 sufficient time to do that circulation and	Page 11 1 Proceedings 2 allow the thirty-days that the county has to 3 respond. 4 MR. SCIARRETTA: Yes, and just for 5 the record, the reason why we have to do the 6 GML and the only reason is the Minisceongo 7 Creek, even though our project is nowhere near 8 it, that's what triggers the GML to the 9 County. 10 MS. ADDONA: It's the proximity of 11 the property, not the proximity of the 12 project. 13 MR. SCIARRETTA: Yes, but from the 14 standpoint of the work being done, we're not 15 affecting the creek at all. That is exactly 16 right. 17 CHAIRMAN WIDMER: Okay. So can we 18 get a motion to schedule a public hearing for 19 April 12th? 20 MR. MICHALAK: I'll make that 21 motion. 22 CHAIRMAN WIDMER: Do I have a 23 second? 24 MR. GIZZI: Second. 25 CHAIRMAN WIDMER: Second by
Page 12 1 Proceedings 2 Mr. Gizzi. All in favor see "Aye." 3 (Whereupon, all the Board members 4 responded "Aye".) 5 CHAIRMAN WIDMER: No's? 6 So carried. 7 MR. SCIARRETTA: Thank you, 8 Mr. Chairman. Thank you very much. 9 Thank you, Christie. Have a good 10 evening. 11 CHAIRMAN WIDMER: All right. So 12 next on the agenda is Oak Tree, LLC, 22 Rosman 13 Road, Garnerville. Please state your name. 14 MR. BERDUGO: Hi. Good evening, 15 Planning Board Members, Jake Berdugo, I'm the 16 applicant for the project and we haven't been 17 here for a little while, so I felt like we 18 should come up and kind of let the board know 19 where we've been and what has transpired in 20 the last couple of months. 21 So we pretty much we got the 22 preliminary approval the last time we were 23 here. Since then we got the approval from the 24 Architectural Review Board and while we were 25 working through the comments of the	Page 13 1 Proceedings 2 preliminary approval, one of the items were 3 from the Rockland Health Department to 4 establish a transportation corporation on our 5 sewer line that was currently connected with 6 Green Mountain Condominium. Unfortunately we 7 were unable to come to an agreement, however, 8 we found a better solution with a neighbor, 6 9 Theresa Court, so that essentially we have a 10 signed easement with six degree support and 11 now we reworked our entire site plan to 12 accommodate the new sewer line. 13 So that being said, we understand 14 that this will require to probably reopen the 15 Neg. Dec. and our plan is by next week to 16 submit new drawings and we'd like to be at the 17 public hearing in April, if that's okay. 18 CHAIRMAN WIDMER: Any comments from 19 the Board? 20 Any comments from the consultants? 21 MS. ADDONA: There will likely have 22 to be an opportunity for the staff and the 23 board to look at the changes proposed to the 24 plan with respect to sewer in order to assess 25 if there's anything about the Negative

Page 14 Proceedings 1 Declaration that was previously adopted that 2 needs to be revisited or revised or modified 3 accordingly because the plans are changing and 4 the way that sewer service is going to be 5 provided has changed. So we will also have to 6 do GML referrals again on this project and 7 we'll have to look at SEQRA and see what the 8 involved agencies were, if any, because of the 9 changes in plans. 10 11 There was a zone change that the 12 Town Board adopted that was part of this, but 13 I don't think the applicant is proposing to 14 effect that, so if we have to do a new SEQRA 15 circulation we will, but we will certainly 16 will also have to do a GML referral which we 17 discussed and so that's part of the reason 18 again why it would be better to wait until 19 April for a public hearing until the applicant 20 gets us those materials, they can be 21 circulated and we can receive it and digest 22 any comments we get back. 23 MR. SCIARRETTA: I wanted to point 24 out, no other changes have been made. The 25 layouts are the same, the buildings have	Page 15 Proceedings 1 stayed the same, the unit counts are the same. 2 It's just the sewer line. We understand we 3 have to go through this process again and 4 we'll have everything submitted to the town 5 next week. 6 7 CHAIRMAN WIDMER: Okay. With that 8 said, I'd like a motion to schedule a public 9 hearing for April 12th. 10 MR. SAMBRATO: I'll make that 11 motion. 12 CHAIRMAN WIDMER: Motion made by 13 Mr. Sambrato. Second? 14 MR. MICHALAK: I'll second. 15 CHAIRMAN WIDMER: Second by 16 Mr. Michalak. All in favor? 17 (Whereupon, all the Board members 18 responded "Aye".) 19 CHAIRMAN WIDMER: So carried. 20 MR. BERDUGO: Thank you very much. 21 CHAIRMAN WIDMER: There being no 22 other business, can I have a motion to 23 adjourn. 24 MR. MICHALAK: I'll make that 25 motion.
Page 16 Proceedings 1 2 CHAIRMAN WIDMER: Made by 3 Mr. Michalak. 4 MR. SAMBRATO: Second. 5 CHAIRMAN WIDMER: Second by 6 Mr. Sambrato. All in favor? 7 (Whereupon, all the Board members 8 responded "Aye".) 9 CHAIRMAN WIDMER: Thank you. 10 11 12 13 * * * * 14 15 16 17 18 19 20 21 22 23 24 25	Page 17 C E R T I F I C A T I O N 1 2 3 4 5 Certified to be a true and accurate 6 transcript of the stenographic minutes taken 7 within. 8 9  10 Debbie Kline, 11 Senior Court Reporter. 12 13 Dated: 2/17/23 14 15 16 17 18 19 20 21 22 23 24 25

1 Errata Sheet

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3 NAME OF CASE: In Re: TOWN OF HAVERSTRAW PLANNING BOARD MEETING

4 DATE OF DEPOSITION: 02/08/2023

5 NAME OF WITNESS:

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

10 Page ____ Line ____ Reason ____

11 From ____ to ____

12 Page ____ Line ____ Reason ____

13 From ____ to ____

14 Page ____ Line ____ Reason ____

15 From ____ to ____

16 Page ____ Line ____ Reason ____

17 From ____ to ____

18 Page ____ Line ____ Reason ____

19 From ____ to ____

20 Page ____ Line ____ Reason ____

21 From ____ to ____

22 Page ____ Line ____ Reason ____

23 From ____ to ____

24

25

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1 11th 4:2 12th 11:19 2 2023 4:2 22 12:12 227 5:9 240 5:19 9:5 A	applicant 12:16 approval 12:22, 23 April 6:19 10:24 11:19 Architectural 12:24 area 8:10 9:2 around 9:18 at 5:3,8,9,18 6:7,9 8:8 11:15 audience 4:12 Aye 4:8 12:2,4 B	building 7:19,21 8:2,8,12,20 9:2,4, 24 10:5,6,17 buildings 10:3 built 10:6 bunch 6:11 buried 8:17 but 5:15 8:23 11:13 C	conductivity 9:13 confirm 10:14 consensus 10:18 constructing 5:19 contact 7:16 conversation 10:16 cool 5:15 Corallo 3:12 corner 8:19 9:3 couldn't 3:24 counsel 4:24 6:20 county 10:21 11:2,9 couple 12:20 CRAFFEY 3:12, 14,16,18,20 creek 11:7,15 criteria 6:24 current 5:9 customers 8:6 D	efficient 5:14 6:8 else 8:13 emissions 6:3 energy 6:5,11 engineer 10:17 equipment 5:20 7:22 9:5 even 5:16 11:7 evening 3:2 4:23 5:4 6:20 7:6 12:10, 14 everybody's 4:11 everyone's 4:17 everything 8:13 exactly 11:15 exchange 7:11, 24 9:10 exchanging 7:15 excited 5:7 exempt 6:23 existing 6:24 extra 10:10 F
above 8:17 Act 6:2 action 6:22 10:19 addition 7:20 8:19 additional 10:9 ADDONA 11:10 ADDONO 10:14 ado 7:2 adoption 3:25 affecting 11:15 Again 6:17 agenda 4:12,19 12:12 aggregate 9:14 all 4:6,7 8:6,20 9:11 10:5,8 11:15 12:2,3,11 Allegiance 3:9 allow 11:2 also 5:5,15 6:4,9 7:25 an 5:10 6:24 10:8, 9 Anthony 3:20 any 8:9,23 9:23 10:12,19 anything 8:14	back 8:11,20 9:3, 18,21 basically 9:16 Beady 5:6 because 5:8 6:7 been 12:16,19 before 6:16 being 7:20 8:11 11:14 believe 6:22 below 9:23 Berdugo 12:14, 15 between 7:15 Bill 5:6 Bleakley 5:2 Blue 5:3 board 3:4 4:7,24 7:7 10:16 12:3,15, 18,24 bored 10:5 bores 5:22 7:10, 24 brief 6:14 briefly 7:5 bring 7:3	called 5:11 7:12 can 4:2 8:5,24 11:17 can't 10:6 capacity 7:18 10:10 carried 4:10 12:6 casing 8:16 9:21 casings 8:15 Chair 4:24 Chairman 3:2,10, 15,22 4:6,9 6:17 10:12 11:17,22,25 12:5,8,11 change 8:21 changes 8:9 Christie 12:9 circulation 10:25 Climate 5:25 close 9:4 closed 9:8 closed-loop 7:13 9:10 come 6:14 12:18 comes 9:18 comments 12:25 Commission 6:9 commonly 7:12 Community 6:2 conductive 9:15	Department 10:21 detail 8:23 discussing 4:16 display 8:3 doing 5:18,21 don't 7:3,11 done 7:10 10:7 11:14 down 9:12,17 drill 8:15 9:20 drilled 10:9 E earlier 10:15	facility 5:9,16 fail 10:8 falls 6:23 family 6:6 favor 4:6 12:2 favorably 6:10 feeling 3:23 feet 9:6,22 Fellenzer 5:5 6:14 7:4,6 9:9 felt 12:17 filled 9:12 fine 10:7 firm 5:2 first 3:10,25 4:19 6:15

fluid 7:15 foot 5:19 four 5:21 7:10,19 9:22 from 4:2 5:6 6:23 8:2,8,10 11:13 12:23 frost 9:23 fully 9:11,19 further 7:2 10:19 future 8:3 G Garnerville 12:13 gas 6:3 gave 10:9 geothermal 5:11, 12,22,24 6:7,12 7:10,11,24 9:9 get 9:20 10:6 11:18 give 6:14,18 Gizzi 3:20,21 4:5 11:24 12:2 Glenn 3:14 GML 10:21 11:6,8 go 7:4,8 8:22 goals 6:2 goes 9:17,24 going 5:21,22 6:13 9:4 good 3:2 4:23 7:6 12:9,14 got 12:21,23 great 6:4 green 5:13 6:8,11 greenhouse 6:3 ground 7:16 8:17, 18 9:25 grouted 8:16 9:11,19	H handle 7:22 happy 8:22 has 6:10 7:18 11:2 12:19 haven't 12:16 Haverstraw 3:4 having 7:8 he 3:24 hearing 4:17 6:16,19 10:23 11:18 heat 5:14 7:15 Heating 5:12 here 3:15,17,19, 21 5:4,7 7:8 12:17, 23 Hi 12:14 high 9:13 Hill 5:3 homes 6:6 hopefully 6:18 house 5:15,20 7:22 8:12 however 10:20 HVAC 5:10,23 I I'LL 3:10 4:4 7:8 10:14 11:20 Iban 5:5 II 6:22 10:18 improvement 6:24 in-fill 8:11 in-filled 8:19 information 4:11, 18 initiatives 6:11 inspector 10:17	install 5:11 installed 5:23 interest 8:23 interested 8:2,6 into 6:23 items 4:12,15 its 5:8 itself 8:21 J Jake 12:15 January 4:2 Joe 3:16 just 3:22 4:11,17 6:17,21 7:4,8,21 9:3 10:14 11:4 K kind 8:11 12:18 know 7:12 12:18 L last 12:20,22 law 5:2 lead 3:6 Leadership 6:2 leads 9:22 let 12:18 level 9:23 lightweight 9:14 like 3:3 6:4 7:3 9:3,14,16 12:17 Lino 4:25 little 9:3 12:17 LLC 4:14 12:12 located 5:3 look 8:8 looking 5:11,18 6:7	looks 6:9 lot 6:6 lots 10:4 lower 6:3 M make 3:24 6:23 8:4 11:20 makes 9:14 many 10:2 material 9:12,17 mechanical 7:22 8:4,13 meeting 3:24 members 4:7,24 7:7 12:3,15 Michalak 3:6,8, 16,17 9:7 10:11 11:20 mind 7:3 Minisceongo 11:6 minutes 4:2 months 12:20 more 8:22 most 5:13 motion 4:3 11:18, 21 move 4:4 Mr 3:6,8,17,19,21 4:4,5,23,24 6:14, 17 7:4,6 9:7,9 10:11,14 11:4,13, 20,24 12:2,7,8,14 MS 3:12,14,16,18, 20 10:14 11:10 much 12:8,21 My 4:25 N name 4:21,25 12:13	nature 9:10 near 9:20 11:7 neat 8:4 need 10:19,20 needs 7:19 neither 4:16 New 5:4,25 6:10 10:4 next 9:22 12:12 nice 5:24 no 3:13 8:16 9:3 10:19 No's 12:5 not 3:23 5:15 6:16 7:13 10:23 11:11, 14 nothing 9:24 now 5:13 6:7 9:4 nowhere 11:7 number 7:17 O O&r 5:8 Oak 4:14 12:12 obviously 10:8 off 4:13,15 office 5:15 Okay 3:22 4:19 11:17 on 4:3,12,19 7:20 8:11,21,24 9:21,24 10:6 12:12 once 10:7 one 4:13,16 5:3,13 10:4 only 4:15 5:15 11:6 Opposed 4:9 Orange 4:13,20 7:25 order 3:25
--	---	--	---	---

organized 8:5 other 4:14 10:2,12 our 3:11 4:19 6:15 11:7 out 9:21 over 7:8 overview 6:15,18 P Paltz 10:4 parking 10:3 part 5:24,25 10:22 partner 4:25 Pearl 5:3 phonetic 5:5,6 pipe 7:15 9:11,15, 16,17 pipng 5:21,22 7:23 8:17 9:22 plan 6:15 7:4 8:21, 24 Planning 3:4 7:7 10:16,22 12:15 plastic 9:16 Platt 5:2 Plaza 5:3 please 3:4,11 4:21 12:13 pledge 3:5,7,9 preliminary 12:22 pretty 12:21 Proceedings 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 project 5:10 7:9 8:2 11:7,12 12:16 property 11:11 propose 5:17 proposing 5:8 Protection 6:2	proximity 11:10, 11 PSC 6:8 public 4:17 6:8, 16,19 10:23 11:18 pull 9:21 pulled 8:15 pump 7:14 put 7:20 9:5 10:3 Q Quaker 4:14 5:9 questions 10:13 quickly 7:8 quite 6:9 R R's 5:16 Ray 5:5 real 7:5 really 5:8,9 8:9, 18,19,24 reason 10:22 11:5,6 record 3:23 4:22 11:5 referral 10:21 renewable 6:4 replace 5:23 respect 6:21 respond 11:3 responded 4:8 12:4 response 3:13 review 10:20 12:24 right 8:11 9:13 11:16 12:11 rise 3:4 River 5:3	road 4:14,15 8:9, 10 12:13 Robert 3:18 Rockland 4:13,20 7:25 roll 3:11 room 8:4 Rosman 4:15 12:12 S said 6:4 9:7 Sal 3:12,23 Sambrato 3:18, 19 4:4 schedule 11:18 scheduled 6:19 10:24 Schmidt 5:2 Sciarreta 4:25 SCIARRETTA 4:23 11:4,13 12:7 Sciarretta's 10:15 sealed 9:18 second 4:5 11:23, 24,25 secretary 3:11 see 8:9,14 12:2 SEQRA 6:21,23 10:20 Service 6:9 should 8:23 12:18 show 8:24 shown 7:20 8:5 side 8:11 Since 12:23 single 6:6 site 6:15 7:4 8:21, 24 sits 8:17	situation 10:10 sizing 7:17 small 7:21 8:10,18 some 5:20 something 5:24 Sometimes 10:3 soon 8:15 Source 5:12 space 5:16 8:13 speak 6:20 square 5:19 9:5 staff 4:25 10:17 standpoint 11:14 state 4:21 5:25 6:10 12:13 stated 6:17 7:9 statement 10:15 strictly 7:14,18 structure 5:19,20 6:25 such 6:11 sufficient 10:25 suggested 10:23 support 7:23 Sure 3:8 surface 7:16 9:25 sustainable 5:14 6:5 system 5:12,23 7:19 8:7 9:8,10 systems 7:23 T take 3:11 terms 7:9 tested 10:8 Thank 7:7 10:11 12:7,8,9 that's 5:16,22,25 7:20 8:10,19,24	9:6,11 11:8 their 5:23 then 8:13 12:23 there 7:13 8:16,23 9:4 10:20,24 there's 4:12 8:10 9:3,11,24 10:19 they 5:17 9:19,20, 21 10:7,8 they're 5:10,18,21 6:7 7:12,13 10:7 thing 4:19 8:3 thirty-days 11:2 those 4:15 7:11 though 11:7 through 7:4,15 8:22 12:25 time 6:16 10:25 12:22 today 3:23 4:13 tonight 4:16 5:7 top 9:20 10:6 Totally 9:18 town 3:3 4:24 Town's 10:16 transpired 12:19 Tree 4:14 12:12 triggers 11:8 trying 8:4 turns 9:17 two 4:12,15 type 6:22 8:3,6 10:18 U under 8:18 10:3,5 underground 7:14 8:14 9:23 until 10:24 up 7:3 9:18 12:18
---	---	--	--	--

upgrade 5:10	10:16	
use 9:21	without 7:2	
used 10:2	won't 8:9,14	
Usually 9:19	work 10:7 11:14	
	working 12:25	
	would 3:3 6:22 7:3	
V	Y	
very 7:21,25 8:4, 18 9:15 12:8		
W	Yes 9:9 11:4,13	
wanted 6:18	York 5:4,25 6:10	
water 7:14	your 4:21 5:15 6:20 12:13	
way 9:12		
ways 5:14		
we're 8:3 9:4 11:14		
we've 10:2 12:19		
welcome 3:3		
well 3:23 9:12,17, 19,22 10:9		
wells 7:12,13,17, 19 8:16 9:20 10:4		
were 12:22,24		
what 5:8,16,18 11:8 12:19		
what's 5:11		
when 8:15 9:19,20		
where 8:25 10:4 12:19		
whereupon 4:7 12:3		
which 5:12 6:22 8:12 10:22		
while 12:17,24		
who 7:11		
why 10:22 11:5		
Widmer 3:2,10, 14,15,22 4:6,9 10:12 11:17,22,25 12:5,11		
with 5:2,4 6:13,20, 21 7:16,18 9:12		