

ORIGINAL

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATE OF NEW YORK

-----x

In The Matter Of

RE: MEDIACOM COMMUNICATIONS CORPORATION

-----x

Town of Blooming Grove Town Hall
6 Horton Road
Blooming Grove, New York
June 27, 2011
10:00 a.m.

B E F O R E: JAMES R. PETRO, JR, CHAIRMAN
Orange County IDA
P.O. Box 928
Vails Gate, NY 12584

FRANCES ROTH
COURT STENOGRAPHER
168 North Drury Lane
Newburgh, New York 12550
(845) 566-1641

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

PHILIP A. CROTTY, ESQ.
Orange County IDA
P.O. Box 363
Cornwall-on-Hudson, New York 12520

MEDIACOM COMMUNICATIONS CORP.

MR. PETRO: I'm going to call the meeting to order for the Orange County IDA with Mediacom Communications Corporation. It's a good time for everybody to turn down their cell phones, including me. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

MR. PETRO: So for everybody that's here today, I'll go over a couple ground rules here. There's a sign-in sheet that Mr. Crotty has, he's the IDA attorney, we'll have the stenographer here with us and Jimmy O'Donnell's our Executive Director and I think there are some other officials from the town. Is there a building inspector or planning board chairman here? And deputy supervisor is here also so we have people in the room. And we have a letter which I will read later from the supervisor. As you may or may not know, this meeting, Orange County IDA is, this is for informational purposes only, no action will be taken here today whatsoever. I'm one member of a seven member board and we'll go back and report back to the board what was done

MEDIACOM COMMUNICATIONS CORP.

here today and for information purposes this will be a written down in written form so they can read it at their leisure. Do you have a notice of public hearing?

MR. CROTTY: Yes, I do, Mr. Chairman.

Notices of public hearing. Notice is hereby given that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County IDA on the 27th day of June, 2011 at 10 a.m. local time at the Town of Blooming Grove Town Hall, 6 Horton Road, Blooming Grove, New York 10914 in connection with the following matter: Mediacom Realty, LLC for itself or on behalf of an entity formed or to be formed has submitted an application to the agency requesting the agency's assistance with respect to a certain project consisting of the acquisition by the agency of a leasehold interest in a parcel of land located on Old Mansion Road, Blooming Grove, Orange County, New York and any existing improvements located thereon as well as the construction and the land and renovation of an approximately 100,000 square foot office building and related improvements and

MEDIACOM COMMUNICATIONS CORP.

infrastructure to serve as the company's headquarters to accommodate the company's expanded telecommunications and internet services and operations and the acquisition in and around the existing improvements and the improvements of certain items of equipment, machinery and other tangible personal property all collectively known as the facility. The agency will acquire title to or leasehold interest in the facility and lease the facility back to the company. The company will operate the facility during the term of the lease. At the end of the lease term, the company will purchase the facility from the agency or if the agency holds a leasehold interest, the leasehold interest will be terminated. The agency contemplates that it will provide financial assistance to the company in the form of a sales and use tax exemptions and a mortgage recording tax exemption consistent with the policies of the agency and the partial real property tax abatement. A representative of the agency will be at the above-stated time and place to present a copy of the company's project application including the cost benefit analysis

MEDIACOM COMMUNICATIONS CORP.

and hear and accept written and oral comments from all persons in favor of or opposed to or otherwise relevant to the proposed financial assistance. Orange County Development Agency. Dated June 17, 2011.

MR. PETRO: Thank you. For identification in the audience the estimated sales tax this is a 41 million dollar project. It is new construction, \$726,000 of estimated sales tax, exempt mortgage tax 319,000 and the property tax abatement as an estimate from Mr. McCarey \$2,213,000,000, new jobs created 150, retained 250 and expected yearly payroll of 33 million dollars. Okay, with that, I guess I'm going to ask the attorney for the applicant to come up. I would like to remind him number one, that this is not a planning board so we don't have to go through all the planning board process, he's going to take care of that later. Just give us a quick overlay. I don't want to get too deep into any planning board issues, site work, all that kind of stuff, just I think what is relevant to the IDA. Please enjoy. Time's up.

MR. KOSSAR: Do you want me to go through

MEDIACOM COMMUNICATIONS CORP.

the background for the public record?

MR. PETRO: Sure.

MR. KOSSAR: I'd like to introduce our project team, Tom Larson, he's the Vice President of Legal and Public Affairs for Mediacom, John O'Rourke from Lanc & Tully, he's project engineer, our architect, Barry Poskanzer Skott had a last minute personal matter and he's out of town so he couldn't attend. As you know, this is an application for financial assistance for sales and use tax exemptions, mortgage recording tax exemptions and a partial 15 year real property tax abatement. Just to give you a background of who Mediacom is for the public cause I know we went through this at the preliminary meeting, Mediacom is an integrated telecommunications corporation that provides internet, cable and television services to about one and a quarter million subscribers located primarily in the midwest and the south and southeast. It was formed back in 1995 by the present C.E.O. and Chief Executive Officer and founder Rocco Commisso, it's the eighth largest cable company in the country and it employs about 4,500

MEDIACOM COMMUNICATIONS CORP.

employees in the total corporate structure of which about 250 including about 20 or 30 consultants are employed in our existing corporate headquarters in Town of Wallkill and Goshen. Simply put, we have run out of space. Mr. Commisso through a wholly owned subsidiary of Mediacom, Mediacom Realty purchased the existing 200 acre site in the Town of Blooming Grove with the vision of someday constructing a corporate state of the art corporate headquarters befitting to a high tech type of company, that's what Mediacom really is. I guess it got sidetracked, we bought it back in 2002 so I guess he just press of business he never really focused on it until he had nowhere to go with space. We intend on proposing constructing a 100,000 plus or minus square foot state of the art building. We'll go through the renderings on the site of which only seven acres, approximately seven acres will actually be disturbed. So what we're really building is not just an office in a parking lot the way you normally have it, we're building a corporate campus. It's really a company corporate campus and it's, as you'll see, it's

MEDIACOM COMMUNICATIONS CORP.

going to be quite a project when we hopefully complete this. Now, you have gone through the number of construction jobs we're going to create which is about 140, the number of retained jobs existing at Mediacom which is 250 and projected new jobs of 150 over five years. Now, Mike DeTulo told me you would like these statistics so if you're bored by the statistics, don't blame me, blame Mike DeTulo. Mediacom's, first of all, just as background, I was at the presubmission meeting a few weeks ago and Maureen Halahan, the president of the Orange County--

MR. PETRO: Partnership.

MR. KOSSAR: -- was discussing a proposed call center that she was hoping to land in Orange County. She was just hoping, she really didn't know, she couldn't disclose it and somebody asked, I think it might have been Phil Crotty but I'm not sure, one of the board members asked what are the average wages and she kind of like low breath said \$12 an hour. So then another board member said well, at least jobs aren't going to India. I mean, it was Maureen, she worked so hard but there was a certain sadness that came

MEDIACOM COMMUNICATIONS CORP.

over me that that's the kind of jobs people in this area have to look forward to cause you can't make a living on those type of jobs. Mediacom the average annual salary without bonuses is \$70,670 a year and this is together with medical a pretty good excellent medical hospitalization and 401K matching plan.

MR. PETRO: Can I hold you up there for a second because that number when you use the word average doesn't really tell us a lot and I'm going to tell you why because you have three people on the top making 14 million a year and the people on the bottom making 35,000 and naturally it's going to bring the average up so you really need to--

MR. KOSSAR: I'm not finished yet.

MR. PETRO: Go ahead.

MR. KOSSAR: The average annual salary including bonuses and I have been told from corporate that the bonuses are relatively constant is \$98,081. So the median annual salary is 54,000 without bonuses, with bonuses it's substantially higher than that. Basically I believe the, yeah, the median annual salary

MEDIACOM COMMUNICATIONS CORP.

average annual salary \$54,000. Okay, on top of that, you have medical and hospitalization and your 401K matching so they're pretty good jobs. Obviously, in any big company, you can have larger salaries on the top and lower salaries on the bottom but all you have to do is just take a tour of their existing facility which is very cramped and overcrowded and not, you know, they have outgrown it and you just see the energy there. There are a lot of tech people and it's just really nice to go that type of business and just see the energy, it really is nice. The existing annual payroll of the employees of Mediacom currently employed both in the headquarters in Town of Wallkill and Goshen lab is \$22,264,384. The projected annual payroll of the employees that would be employed at the new Blooming Grove corporate headquarters after the addition of the 150 new jobs over five years will be \$340,542,634. Now, if you break down job categories just the IT tech support type of employees in the, this is in the corporate office in Goshen is about 73, of the 220 is about 73, the administrative management is 154 so they're

MEDIACOM COMMUNICATIONS CORP.

good jobs, I mean, they're not factory warehouse type jobs. Now, the operational purchases of the equipment and materials by Mediacom on an analyzed basis both at its corporate headquarters and the Goshen lab is \$6,095,000 a year and that's fairly constant over the last few years. New York State Sales Tax is generated on that \$495,170 and that's going to obviously no less than continue and most probably increase as they add staff, et cetera. So it's an excellent, you know, this is a company that does one and a half billion dollars a year so it's a huge company, it's like a Fortune 1000 type company and it's the only such company that has its corporate headquarters in Orange County. And matter of fact, you can go all the way up to Albany and over to Buffalo and I can say the same thing, I'm reasonably confident all of the corporate headquarters are in the city, in Manhattan so this is not, this is the kind of company we certainly want to keep in Orange County. We don't want to push him over the brink and send him over to Mahwah in Bergen County and but this, our application for financial assistance with

MEDIACOM COMMUNICATIONS CORP.

this board is one of the integral parts of the puzzle in ultimately enabling Mediacom to make their decision to proceed with this project. And as I told you at the prior meeting, we have applications in, I mean, all we have to do in Bergen basically Bergen County is sign a lease, it's really a done deal. We have the financial assistance from the governor, we have an application in Harriman as a backup in New York and we have this project in Blooming Grove which to the extent we stay in New York is where we want to go.

MR. PETRO: The one in Mahwah you said is that abatement equal to or better than or equal to our 15 year program?

MR. KOSSAR: There's no abatement, you get financial assistance based on employees so it's a little bit different, it's analogous to the Empire State Development Agency. The answer is no.

MR. PETRO: The other comment I made too about jobs I would also add this, I think that all jobs are good cause there's all forms of people who need jobs, some jobs are just better

MEDIACOM COMMUNICATIONS CORP.

so all jobs are good.

MR. KOSSAR: I didn't mean to say all, you know, I agree with you. The point I was trying to make was in this country where you create \$12 an hour jobs to me that's not a good thing. I mean, when I was in, I'm from Ellenville, when I was in high school, there were five or six factories and hotels and whatever and you could marry a childhood sweetheart, one would work in the hotels, one would work in Channelmasters or wherever and you could actually make a living and buy a house and send your kids to college and take a vacation. You can't do that in \$12 an hour salaries even with two incomes.

MR. PETRO: It would be safe to say without the 15 year pilot probably this meeting today would have been canceled.

MR. KOSSAR: This is an absolutely critical part of our package. Obviously we have to get the municipal approvals from the Town of Blooming Grove and they have been very, very cooperative and we're fast tracking applications to the town board for special permit for construction of office, the ZBA for a building height variance

MEDIACOM COMMUNICATIONS CORP.

and the planning board for site plan approval. Concurrently, however, the review is just incredibly detailed and, you know, they're looking at this with a very critical eye not just being rushed through the municipality. I would say in all the projects, I have been a lawyer here for 36 years, in all the projects I have done with respect to developments this is probably this two and a half month timeline probably equals 12 months normal because we're doing this, we have the benefit of an owner who wants to just do everything and we're tracking all fronts.

MR. PETRO: So you have applications in to the planning board, you're going through the process, obviously, no permits have been issued, you're doing everything at the same time.

MR. KOSSAR: That's right, dual tracking and it's something at this stage the municipalities should opt to speed up projects.

MR. PETRO: I'm going to read this in for the minutes but don't go because I want to talk about the school. This is from the Town of Blooming Grove. The Town of Blooming Groove is

MEDIACOM COMMUNICATIONS CORP.

in support of the Orange County Industrial Development Agency's 15 year PILOT agreement with Mediacom Communications Corporation and the other incentives offered by the IDA to this company. We understand that over the next five years Mediacom will create approximately 150 jobs and will help develop the property into a more productive ratable for the Town of Blooming Grove. It is our hope that Orange County Industrial Development Agency will look to provide the requested financial incentives to permit this project to move forward. Sincerely, Frank A. Fornario, Jr. Supervisor of Town of Blooming Grove. And I spoke with Jeff, I don't know his last name, from the school board in this area. Is he a chairman of the school board?

MR. KOSSAR: Jeffrey White is who we're referring to, he's the Assistant Superintendent of Building and Grounds, he's the contact person in the school that you would get a support letter from in this kind of application for the IDA. I have been speaking to Mr. White since last Friday, I think, this was the worst week in the world for him because he had to close a school

MEDIACOM COMMUNICATIONS CORP.

down plus have graduation. I had several conversations and I have a whole trail of e-mails which I will submit for the record. He was totally supportive of the project, especially when I told him that one, the property's not being taken off the roles, B, he understands it's commercial, there's no adverse impact on the school district economically. We discussed setting up some summer internships for the BOCES students to do tours with the high school, very, very enthusiastic. He told me that he was totally, that the board, the school district was totally supportive of it. He actually called me at 3:00 o'clock on Friday and said the letter it's coming, he was going to e-mail it to me, the original to you.

MR. PETRO: Frankly--

MR. KOSSAR: I haven't received it today, I do have which I would like to submit into the record a trail of e-mails just confirming all this.

MR. PETRO: I would like to concur with the attorney that I spoke with Mr. White on Friday at length and explained to him how the 15 year PILOT

MEDIACOM COMMUNICATIONS CORP.

works, told him you don't go backwards, it's not the land value doesn't come off and the special district charges doesn't come off. He was one hundred percent I'll echo what Don just said in support of this project, he said a letter would be coming out. I don't have it today and being we don't, we should have time, we should have it for the regular meeting, right?

MR. KOSSAR: I'm pretty sure.

MR. PETRO: That's what took place and I want it in the record so we have the town and the school system both in agreement with this 15 year PILOT.

MR. KOSSAR: Absolutely, and they are in strong agreement.

MR. PETRO: Do you have anything else that you want to add here?

MR. KOSSAR: Yes, just one of the median salary at which I said was \$54,000 plus the benefits, the median salary and bonuses is 56,353 a year plus the fringe benefits so they're good paying jobs.

MR. PETRO: Before you step down exactly where is this project? I guess you can show us

MEDIACOM COMMUNICATIONS CORP.

on the map.

MR. O'ROURKE: This is -- John O'Rourke, Lanc & Tully Engineering, Blooming Grove. This is the Quickway exit for Museum Village Road here, just west on the Village of Monroe, go across the Quickway, our project sits 200 acres plus or minus up along this ridge and we're developing this center piece here which is about 30 acres. And then our site is basically building is set right in here, Orange and Rockland Lakes where they're doing the ski jumping just down the bottom of the hill. So again here's Old Mansion Road, we have about a 1,700 linear foot access road up into the building in the center of the open field. We have a secondary egress again looping back around to Old Mansion Road as well.

MR. PETRO: Boy, you're going to have fun at the planning board with all your drainage detention ponds.

MR. O'ROURKE: We have two that we're designing, one is an underground facility in this area.

MR. PETRO: Good thing you're not in New

MEDIACOM COMMUNICATIONS CORP.

Windsor, I wouldn't allow that.

MR. KOSSAR: But you're not.

MR. PETRO: Who's going to maintain the underground system? I always ask the client that.

MR. O'ROURKE: The client.

MR. PETRO: You can't get them to, see how dirty they are? They're 10 bucks. They're going to undo an underground? Go ahead.

MR. O'ROURKE: Well, let me start back. This is a series of parking lots, the course paving with underdrain systems, underdrain systems going to the underground system and discharges on this side, they come down to a bioretention area, basically an expanded rain garden. When it's raining, it's wet. When it's dry, it's a garden located in this area, all the drainage has been designed to meet New York State DEC.

MR. PETRO: You know what, I broke my own rule and went off the IDA subject so I'll stop, stick back to the IDA stuff, I guess.

MR. O'ROURKE: This is the blowup of the building, 100,000 square feet with the parking in

MEDIACOM COMMUNICATIONS CORP.

the rear. These are the architectural renderings, this is looking behind the building, parking is in the back. This is Old Mansion Road will be in through here so this is the back of the building. Again, this would be the front view if you're down on Old Mansion Road looking up you see it's mostly glass and steel with a curve in the front, round feature which will be conference rooms and cafeteria eating down in the basement floor.

MR. PETRO: How many square feet?

MR. O'ROURKE: It's 100,000 square feet plus or minus, three floors.

MR. KOSSAR: Also having a 10,000 square foot storage building in the back.

MR. O'ROURKE: Additional renderings from the rear in through here this is if you're working interior to the building along this glass front.

MR. PETRO: Really very nice.

MR. O'ROURKE: Again, this is looking up from Old Mansion Road.

MR. KOSSAR: Now, the concept of this layout, Mr. Commisso wanted everybody to have a

MEDIACOM COMMUNICATIONS CORP.

view and the layout is going to be similar to what they do at Bloomberg bullpen type of layout for the actual administrative people so everybody whether you're an executive or not is going to get a view to the south toward the Quickway, the west toward Chester and the winter you can see north for everybody as well.

MR. PETRO: I want to move it along. The next subject I want to talk about is construction jobs and who are you going to use, where you're going to get labor, how many jobs, tell me.

MR. KOSSAR: First of all, we plan on creating anywhere from 80 to 140 construction jobs, that hasn't been quantified, the number of jobs are just going to be simply premised on the necessity for the project, period. So but we're, that's the range. As far as where we anticipate or we expect to get our labor force preference is going to be given to Orange County and people who work in Orange County, that's going to be our preference. I told you at the other meeting Mr. Commisso and I had a meeting with the construction manager and we didn't ask, we instructed so that's his parameters. I'm sure he

MEDIACOM COMMUNICATIONS CORP.

is going to follow it to the extent that any particular niche is not available in Orange obviously he's going to go elsewhere.

MR. PETRO: Well, the theory here obviously you're receiving relief from the Orange County IDA which frankly goes out to the taxpayers are paying for the relief, it's very important that we use the labor from the area because you're getting the tax breaks from the area.

MR. KOSSAR: Well, most of the people that work in Mediacom are from Orange County and we have always been very, very good corporate citizens. We intend to continue if and when we move to Blooming Grove, I really don't think that's going to be an issue with Mediacom.

MR. PETRO: When I open it up to the public, I also wanted to say John McCarey is here for the minutes our Orange County top assessor, he's the top, is that right, John?

MR. MC CAREY: Real Property Officer.

MR. PETRO: You know what, that reminds me of Art Carney, he was a subterranean engineer.

MR. KOSSAR: But he's the top.

MR. PETRO: At this time, I want to get some

MEDIACOM COMMUNICATIONS CORP.

public input if we can. Okay, I'm going to open it up to the public for any comment. If anybody would like to speak, please be recognized by the chair, come forward, state your name and concerns.

MR. AMBROSETTI: Bob Ambrosetti, Business Manager for the Plumbers and Steamfitters Union. Couple times when we have come before the board and always requested that like you just informed him to try to use the local labor force because it is coming from our taxpayers because so many times with these big box warehouses or office buildings they're bringing them in from Pennsylvania, New Jersey, all over the country and everywhere but Orange County. We got a lot of help from the IDA board last year with C & S Warehouse, we met with the board and we met with C & S and were able to work something out to get a good majority of the jobs. I haven't heard who the construction manager is yet or if there is one chosen, but he can get ahold of the Hudson Valley Building Trades, they would be more than happy to sit down with him and try to work a deal. Lot of times on a bigger project we'll run

MEDIACOM COMMUNICATIONS CORP.

into PLA project, sit down and try to help them with some other savings but it's--

MR. PETRO: You probably haven't gotten that far, correct?

MR. KOSSAR: I'm sorry, I didn't hear you.

MR. PETRO: The manager and all that, sit down with the trades, you can get the phone numbers.

MR. KOSSAR: Yeah, well, we haven't formally retained the construction manager we were talking to so I don't want to, but we certainly will be in contact.

MR. PETRO: Okay.

MR. AMBROSETTI: Yeah, just important that we do get the support of the IDA which we always have. The articles in the paper that we read last week recommended getting in touch with the building trades but we're just trying to protect our people from Orange County. Thank you.

MR. KOSSAR: So the contact for the unions is the Hudson Valley Buildings Trades?

MR. PETRO: You have a card there.

MR. SEIDMAN: Thank you, Mr. Chairman. Alan Seidman, Construction Contractors Association and

MEDIACOM COMMUNICATIONS CORP.

I represent the local contractors and Mr. Kossar has said all the right things and we appreciate your re-enforcement of hiring local. But economic development in this time is crucial as we all know, jobs, people are moving out of the county, moving out of the state and we all want jobs for our kids. And the route that Mr. Kossar mentioned for the future we want our kids to be able to return here, return New York to the meaning of Empire State and the ability of the IDA to offer incentives to Mediacom to keep them here in New York is certainly something we support. We look forward to the opportunity to work with them. And we think IDA benefits from a project of this type and nature that will have the reconnection of 250 new jobs and 150 new jobs is what the IDA is all about. So we urge your support on this project.

MR. PETRO: Thank you very much, Alan.
anybody else?

MR. STODDARD: Matthew Stoddard with the Iron Workers Local 417. I want to thank the IDA first of all for trying to push the local labor on IDA projects. Speaking with the vice

MEDIACOM COMMUNICATIONS CORP.

president and listening to what the lawyer from the company had to say was very promising to us. I like the idea, when you tell me the salaries that the people there that work for your company make is very promising. My only question is hopefully that also will go for construction jobs. Like you said, \$12 an hour a person can't run a household and like the lawyer said even two people in a family \$12 each making \$12 an hour could not run a family. And hopefully, gentlemen, that you're thinking the same way towards the construction, not just the permanent jobs. So again, looking forward following up with what Bob just said you can get in touch with Bob, he'll get, he's one of the officers of the Building Trades and hopefully we can sit down and we can have a majority of the work be done locally with Local 49's labor. Thank you very much.

MR. PETRO: Yes, sir?

MR. NIELSON: Hi, Brandon Nielson, Deputy Supervisor, Town of Blooming Grove. I just want to let you know that the entire town board is in support of this project. I'm just hoping that we

MEDIACOM COMMUNICATIONS CORP.

don't make the same mistakes that Blooming Grove made 15 to 20 years ago when we had the opportunity to have the training camp for the New York Yankees in this town but we didn't offer them the tax incentives required for them to locate here. Mediacom will be a huge benefit for the taxes and the jobs of this town and we strongly support it.

MR. PETRO: Thank you. Next?

MR. MAFFEI: Ralph Maffei, chairman of the Blooming Grove Planning Board. Let me say this, in the beginning, there was a lot of words and words kind of get jumbled up. I didn't know if this thing was actually going to go to the third or fourth step and I can say right now it's beyond the hundredth step. Planning board is leery as we should be with the engineers, the road folks and everybody cooperating beyond any level of cooperation we've had in the last maybe 15, 20 years with the applicants. So they're making a valiant effort to give us all the information so we can make decisions. We agreed to fast track it, we had our first meeting last Wednesday, we had a number of the neighbors in

MEDIACOM COMMUNICATIONS CORP.

the area come around expressing concerns about road network and things of that nature and they did a lot to appease their concerns about the hottest thing now which is water. Will the water that they take impact negatively on the water that they use, the current residents in the area use? And will their Garden of Eden in their back yard be disturbed if you will? And the answer to Garden of Eden is no, it won't, about the only noise they're going to get is from snow plowing. And as far as their water, using the water, the amount of water they're going to be using should not affect their water tables at all. So things are going well and we're going to be meeting every week, every Wednesday starting with the sixth of July and whether they have updates for us to review or not and this way we'll be able to take anymore comments positive or negative from the public.

MR. PETRO: I had heard that this is not a permitted use in that zone, it's going to take a zoning variance from the town board.

MR. MAFFEI: They are before the town board to seek a variance to permit the operation, I

MEDIACOM COMMUNICATIONS CORP.

mean, it's permitted with the special permit from the town board.

HEARING OFFICER: Right.

MR. MAFFEI: So they're looking at that also. And they have got an application before the Zoning Board of Appeals for a height variance going three stories but then when you start averaging things out it's not 35, 40 feet, runs in the neighborhood of 50 feet or so, that shouldn't be a problem.

MR. PETRO: I have to ask you why the underground system which will be millions of dollars instead of retention pond?

MR. MAFFEI: First of all, a lot of this is changing with the sea level so we're going to be seeing more and more of these things, okay. Like so many things that come out of the DEC, rain gardens, for example, when you have a residential development of 30, 40 homes, 25 to 30 of the homes are going to get rain gardens. You know what a rain garden is? It's a little hole, not a hole but a bevel with special plants. How long do you think that's going to last? Okay, you think the homeowner's going to go out and buy

MEDIACOM COMMUNICATIONS CORP.

special plants to maintain that rain garden like it's supposed to? No. So they create these things that are required of us and they forget about the long term maintenance of it. One of the things is they'll be in a storm water management district and they'll be paying taxes for that district, to that district so that the town board will be able to send periodically people out to inspect these kinds of things and make sure they're maintained. If they're not and they don't maintain them within a reasonable time thereafter the town comes in and maintains and they'll charge them. It's the only way it's going to work. Underground systems are better than having dangerous above the ground systems but there's still going to be some ponds.

MR. O'ROURKE: That's correct.

MR. MAFFEI: Still going to have some retention ponds, the fewer of them you have the better.

MR. PETRO: Very good. Anything else?

MR. MAFFEI: That's it.

MR. PETRO: Thank you. Thank you all for your time. Anybody else? John, you want to

MEDIACOM COMMUNICATIONS CORP.

Speak? We'll finish up with you, Ron.

MR. MC CAREY: Orange County Office of Real Property Tax Service Agency did work with the local assessor in the Town of Blooming Grove, Laurie Coady, we did work up a PILOT agreement for 15 years. The current land value is still taxed at a current rate, special district will be taxed as a special as they are now and this is a great benefit for ratables for the Town of Blooming Grove as the 15 years go on and after 15 years it will be a great addition to the Town of Blooming Grove.

MR. PETRO: Thank you, John. Thank you for your work. Anybody else? And we'll finish up with the attorney.

MR. KOSSAR: I just got hot off the press the letter from Mr. White.

MR. PETRO: That's good, give it to our attorney and we'll keep it in the file. Do you want to read it in?

MR. CROTTY: I think we should.

MR. PETRO: Go ahead.

MR. CROTTY: Mr. James Petro, Chairman Orange County IDA, subject is Mediacom

MEDIACOM COMMUNICATIONS CORP.

Communications Corporation. Dear Chairman Petro:

We are very excited that Mediacom Communications Corporation has chosen the Town of Blooming Grove for the site of its new headquarters. We understand that the two competing sites for the company's new headquarters were either a location in New Jersey or Blooming Grove, New York.

Thanks to your efforts, Orange County, New York will not only retain the 225 jobs currently located in Middletown but will also add another 150 jobs over the next five years. The benefits of having Mediacom become a member of the Monroe-Woodbury community are considerable: jobs creation, stimulating our local economy and raising tax revenues by \$227,581 with no corresponding expenditures. In addition, by adding jobs our real estate market should see a benefit, as there would likely be an increase in demand for housing. Finally, being a technology company Mediacom is a clean industry which brings all the benefits of a corporate community member without concerns of negative environmental impact. We welcome Mediacom into our community and wish the organization every success in the

MEDIACOM COMMUNICATIONS CORP.

future. Sincerely, Jeffrey T. White, CPA
Assistant Superintendent for Business and
Management Services of the Monroe-Woodbury
Central School District.

MR. PETRO: Very good. Anybody else to
speak? Okay, with that, I'm going to close the
hearing. I just want to say it's been a pleasure
working here with the Town of Woodbury and
everybody involved, the labor, the company itself
because it's not always this professional and
what, Jim?

MR. O'DONNELL: Mr. White, this is the
second project that we worked with him in the
past year, he couldn't be more cooperative and
more thrilled with business development. If more
people were like Mr. Jeffrey White we'd have a
lot more business in Orange County.

MR. PETRO: Thank you very much. I'm
somewhat echoing those words on all levels
because all towns don't get it. Unfortunately,
we have to deal with some of them who are not as
clairvoyant in good business but again, I want to
thank everybody who's here working on behalf of
this project and I certainly for one hope it

MEDIACOM COMMUNICATIONS CORP.

moves forward. And I'm one vote of seven but I'm going to be in the affirmative when it comes down to that. And I want to thank you very much for coming today, the public hearing is closed.

*

*

*

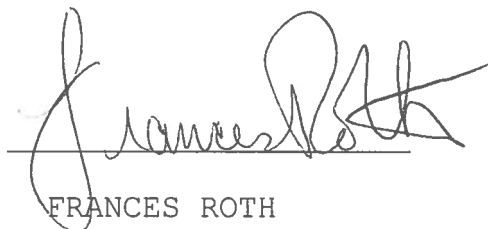
(End time 10:40 a.m.)

MEDIACOM COMMUNICATIONS CORP.

I, FRANCES ROTH, a Stenographic Reporter and Notary Public of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony, as given, to the best of my knowledge and belief, the same having been stenographically recorded by me and transcribed under my supervision.

That I am not related to any of the parties involved in this matter, and that I have no personal interest whatsoever in the outcome thereof.



FRANCES ROTH

\$	49's [1] 27/19	am [1] 36/10
\$12 [6] 9/22 14/5 14/14 27/8 27/10 27/10	5	Ambrosetti [1] 24/7
\$2,213,000,000 [1] 6/13	50 feet [1] 30/10	amount [1] 29/13
\$22,264,384 [1] 11/17	54,000 [1] 10/23	analogous [1] 13/19
\$227,581 [1] 33/16	56,353 [1] 18/21	analysis [1] 5/25
\$340,542,634 [1] 11/21	566-1641 [1] 1/25	analyzed [1] 12/5
\$495,170 [1] 12/9	7	annual [7] 10/5 10/19 10/22 10/25 11/2
\$54,000 [2] 11/2 18/20	73 [2] 11/24 11/24	11/14 11/17
\$6,095,000 [1] 12/6	8	another [2] 9/22 33/11
\$70,670 [1] 10/6	80 [1] 22/14	answer [2] 13/20 29/9
\$726,000 [1] 6/10	845 [1] 1/25	anticipate [1] 22/18
\$98,081 [1] 10/22	9	any [7] 4/21 6/22 11/5 23/2 24/3 28/19 36/10
-	928 [1] 1/13	anybody [5] 24/3 26/21 31/25 32/15 34/6
-----x [2]	A	anymore [1] 29/19
1/3 1/6	a.m [3] 1/8 4/11 35/8	anything [2] 18/17 31/22
1	abatement [5] 5/22 6/12 7/14 13/15 13/17	anywhere [1] 22/14
1,700 [1] 19/15	ability [1] 26/11	Appeals [1] 30/7
10 [2] 4/11 20/9	able [4] 24/19 26/10 29/18 31/9	appease [1] 29/4
10,000 [1] 21/15	about [17] 7/19 7/25 8/3 8/3 9/5 11/24 11/24	applicant [1] 6/16
100,000 [4] 4/24 8/17 20/25 21/13	13/23 15/24 19/9 19/14 22/10 26/18 29/2	applicants [1] 28/21
1000 [1] 12/14	29/4 29/10 31/5	application [7] 4/16 5/25 7/11 12/25 13/10
10914 [1] 4/13	above [2] 5/23 31/16	16/22 30/6
10:00 [1] 1/8	above-stated [1] 5/23	applications [3] 13/6 14/23 15/15
10:40 [1] 35/8	absolutely [2] 14/19 18/15	appreciate [1] 26/3
12 [1] 15/11	accept [1] 6/2	approval [1] 15/2
12520 [1] 2/7	access [1] 19/15	approvals [1] 14/21
12550 [1] 1/24	accommodate [1] 5/3	approximately [3] 4/24 8/20 16/7
12584 [1] 1/13	accurate [1] 36/5	architect [1] 7/8
14 million [1] 10/13	acquire [1] 5/9	architectural [1] 21/2
140 [2] 9/5 22/14	acquisition [2] 4/19 5/5	are [26] 3/15 8/4 9/21 10/21 11/11 12/20
15 [11] 7/13 13/16 14/17 16/3 17/25 18/13	acre [1] 8/9	13/24 13/25 14/2 18/15 20/9 21/2 22/11
28/3 28/21 32/7 32/11 32/11	acres [4] 8/20 8/20 19/7 19/10	22/16 23/7 23/12 26/6 29/15 29/24 30/21
150 [6] 6/13 9/7 11/20 16/7 26/17 33/12	across [1] 19/7	31/4 31/15 32/9 33/3 33/14 34/22
154 [1] 11/25	action [1] 3/23	area [9] 10/3 16/17 19/24 20/16 20/18 23/9
1641 [1] 1/25	actual [1] 22/4	23/10 29/2 29/7
168 [1] 1/24	actually [4] 8/21 14/12 17/14 28/15	aren't [1] 9/23
17 [1] 6/6	add [4] 12/11 13/23 18/18 33/11	around [3] 5/5 19/17 29/2
18-A [1] 4/9	adding [1] 33/18	art [3] 8/11 8/18 23/23
1995 [1] 7/22	addition [3] 11/20 32/12 33/17	Article [1] 4/8
2	Additional [1] 21/17	articles [1] 25/17
20 [3] 8/3 28/3 28/21	administrative [2] 11/25 22/4	as [26] 3/20 4/22 4/22 5/2 5/9 6/12 7/10 8/25
200 [1] 8/9	adverse [1] 17/8	9/11 12/10 13/5 13/10 19/18 22/8 22/18
200 acres [1] 19/7	Affairs [1] 7/6	22/18 26/5 28/18 29/12 29/12 32/9 32/9
2002 [1] 8/14	affect [1] 29/14	32/11 33/19 34/22 36/6
2011 [3] 1/8 4/11 6/6	affirmative [1] 35/3	ask [4] 6/16 20/5 22/24 30/12
220 [1] 11/24	after [2] 11/19 32/11	asked [2] 9/19 9/20
225 [1] 33/10	again [6] 19/14 19/17 21/6 21/22 27/14 34/23	assessor [2] 23/19 32/5
25 [1] 30/20	agency [13] 1/2 4/16 4/19 5/9 5/15 5/15 5/17	assistance [7] 4/17 5/18 6/5 7/11 12/25 13/9
250 [4] 6/14 8/3 9/6 26/17	5/21 5/23 6/5 13/20 16/11 32/4	13/18
27 [1] 1/8	agency's [2] 4/17 16/3	Assistant [2] 16/19 34/3
27th [1] 4/10	ago [2] 9/12 28/3	Association [1] 25/25
3	agree [1] 14/4	attend [1] 7/10
30 [3] 8/3 30/20 30/20	agreed [1] 28/23	attorney [5] 3/13 6/16 17/24 32/16 32/20
30 acres [1] 19/10	agreement [4] 16/3 18/13 18/16 32/6	audience [1] 6/8
319,000 [1] 6/11	ahead [3] 10/18 20/10 32/23	available [1] 23/3
33 [1] 6/14	ahold [1] 24/22	average [6] 9/21 10/5 10/11 10/15 10/19 11/2
35 [1] 30/9	Alan [2] 25/24 26/20	averaging [1] 30/9
35,000 [1] 10/14	Albany [1] 12/17	B
36 [1] 15/8	all [34] 5/8 6/3 6/19 6/22 9/10 11/7 12/17	back [12] 3/25 3/25 5/11 7/22 8/14 19/17
363 [1] 2/7	12/19 13/6 13/24 13/24 14/2 14/3 15/7 15/8	20/11 20/23 21/4 21/5 21/16 29/8
3:00 o'clock [1] 17/15	15/14 17/21 19/20 20/18 22/13 24/15 25/7	background [3] 7/2 7/14 9/11
4	26/3 26/6 26/7 26/18 26/24 28/22 29/14	backup [1] 13/10
4,500 [1] 7/25	30/15 31/24 33/22 34/20 34/21	backwards [1] 18/2
40 [1] 30/20	Alliance [2] 3/7 3/8	Barry [1] 7/8
40 feet [1] 30/9	allow [1] 20/2	based [1] 13/18
401K [2] 10/8 11/4	along [3] 19/8 21/19 22/9	basement [1] 21/11
41 [1] 6/9	also [7] 3/18 13/23 21/15 23/18 27/7 30/6	basically [4] 10/24 13/7 19/10 20/16
417 [1] 26/23	33/11	basis [1] 12/5
	always [5] 20/5 23/13 24/10 25/16 34/11	be [43]
		because [10] 10/10 10/12 15/11 15/23 16/25
		23/9 24/11 24/12 34/11 34/21
		become [1] 33/13

<p>B</p> <p>been [12] 9/19 10/20 14/18 14/22 15/7 15/17 16/23 20/19 22/15 23/13 34/8 36/7</p> <p>befitting [1] 8/11</p> <p>before [4] 18/24 24/9 29/24 30/6</p> <p>beginning [1] 28/13</p> <p>behalf [2] 4/15 34/24</p> <p>behind [1] 21/3</p> <p>being [4] 15/6 17/7 18/7 33/20</p> <p>belief [1] 36/6</p> <p>believe [1] 10/25</p> <p>benefit [5] 5/25 15/12 28/7 32/10 33/19</p> <p>benefits [5] 18/21 18/22 26/15 33/12 33/22</p> <p>Bergen [3] 12/24 13/7 13/7</p> <p>best [1] 36/6</p> <p>better [4] 13/15 13/25 31/15 31/21</p> <p>bevel [1] 30/23</p> <p>beyond [2] 28/17 28/19</p> <p>big [2] 11/5 24/13</p> <p>bigger [1] 24/25</p> <p>billion [1] 12/13</p> <p>bioretention [1] 20/16</p> <p>bit [1] 13/19</p> <p>blame [2] 9/9 9/10</p> <p>Bloomberg [1] 22/3</p> <p>Blooming [23] 1/6 1/7 4/12 4/13 4/21 8/9 11/19 13/11 14/21 15/25 15/25 16/9 16/15 19/4 23/15 27/23 28/2 28/12 32/5 32/11 32/13 33/4 33/8</p> <p>blowup [1] 20/24</p> <p>board [27] 3/17 3/24 3/25 6/18 6/19 6/22 9/20 9/22 13/2 14/24 15/2 15/16 16/16 16/17 17/13 19/20 24/9 24/17 24/18 27/24 28/12 28/17 29/23 29/24 30/3 30/7 31/9</p> <p>Bob [3] 24/7 27/15 27/16</p> <p>BOCES [1] 17/10</p> <p>bonuses [6] 10/5 10/20 10/21 10/23 10/23 18/21</p> <p>bored [1] 9/9</p> <p>both [3] 11/15 12/5 18/13</p> <p>bottom [3] 10/14 11/7 19/13</p> <p>bought [1] 8/14</p> <p>box [3] 1/13 2/7 24/13</p> <p>Boy [1] 19/19</p> <p>Brandon [1] 27/22</p> <p>break [1] 11/21</p> <p>breaks [1] 23/10</p> <p>breath [1] 9/22</p> <p>bring [1] 10/15</p> <p>bringing [1] 24/14</p> <p>brings [1] 33/21</p> <p>brink [1] 12/23</p> <p>broke [1] 20/21</p> <p>bucks [1] 20/9</p> <p>Buffalo [1] 12/18</p> <p>building [17] 3/16 4/25 8/18 8/22 8/23 14/25 16/20 19/11 19/16 20/25 21/3 21/6 21/16 21/19 24/23 25/19 27/17</p> <p>buildings [2] 24/14 25/22</p> <p>bullpen [1] 22/3</p> <p>business [7] 8/15 11/12 24/7 34/3 34/16 34/18 34/23</p> <p>buy [2] 14/13 30/25</p>	<p>campus [2] 8/24 8/25</p> <p>can [15] 4/3 10/9 11/5 12/17 12/18 18/25 22/7 24/2 24/22 25/8 27/15 27/17 27/18 28/16 28/23</p> <p>can't [4] 10/3 14/14 20/8 27/8</p> <p>canceled [1] 14/18</p> <p>card [1] 25/23</p> <p>care [1] 6/20</p> <p>Carney [1] 23/23</p> <p>categories [1] 11/22</p> <p>cause [3] 7/15 10/3 13/24</p> <p>cell [1] 3/5</p> <p>center [3] 9/16 19/9 19/16</p> <p>Central [1] 34/5</p> <p>certain [3] 4/18 5/7 9/25</p> <p>certainly [4] 12/22 25/12 26/13 34/25</p> <p>certify [1] 36/3</p> <p>cetera [1] 12/11</p> <p>chair [1] 24/5</p> <p>chairman [8] 1/12 3/17 4/6 16/17 25/24 28/11 32/24 33/2</p> <p>changing [1] 30/16</p> <p>Channellmasters [1] 14/11</p> <p>charge [1] 31/14</p> <p>charges [1] 18/4</p> <p>Chester [1] 22/7</p> <p>Chief [1] 7/23</p> <p>childhood [1] 14/10</p> <p>chosen [2] 24/22 33/4</p> <p>citizens [1] 23/14</p> <p>city [1] 12/20</p> <p>clairvoyant [1] 34/23</p> <p>clean [1] 33/21</p> <p>client [2] 20/5 20/7</p> <p>close [2] 16/25 34/7</p> <p>closed [1] 35/5</p> <p>Coady [1] 32/6</p> <p>collectively [1] 5/8</p> <p>college [1] 14/13</p> <p>come [8] 6/16 18/3 18/4 20/15 24/5 24/9 29/2 30/18</p> <p>comes [2] 31/13 35/3</p> <p>coming [4] 17/16 18/7 24/12 35/5</p> <p>comment [2] 13/22 24/3</p> <p>comments [2] 6/2 29/19</p> <p>commercial [1] 17/8</p> <p>Commisso [4] 7/24 8/7 21/25 22/23</p> <p>COMMUNICATIONS [5] 1/5 3/4 16/4 33/2 33/3</p> <p>community [3] 33/14 33/22 33/24</p> <p>company [18] 5/11 5/12 5/14 5/18 7/24 8/12 8/24 11/5 12/12 12/13 12/14 12/15 12/21 16/5 27/3 27/5 33/21 34/10</p> <p>company's [4] 5/2 5/3 5/24 33/7</p> <p>competing [1] 33/6</p> <p>complete [1] 9/3</p> <p>concept [1] 21/24</p> <p>concerns [4] 24/6 29/2 29/4 33/23</p> <p>concur [1] 17/23</p> <p>Concurrently [1] 15/3</p> <p>conference [1] 21/10</p> <p>confident [1] 12/19</p> <p>confirming [1] 17/21</p> <p>connection [1] 4/13</p> <p>considerable [1] 33/14</p> <p>consistent [1] 5/20</p> <p>consisting [1] 4/18</p> <p>constant [2] 10/22 12/7</p> <p>constructing [2] 8/10 8/17</p> <p>construction [12] 4/23 6/10 9/4 14/24 22/10 22/14 22/24 24/21 25/11 25/25 27/7 27/13</p> <p>consultants [1] 8/4</p> <p>contact [3] 16/20 25/13 25/21</p>	<p>contemplates [1] 5/17</p> <p>continue [2] 12/10 23/14</p> <p>contractors [2] 25/25 26/2</p> <p>conversations [1] 17/3</p> <p>cooperating [1] 28/19</p> <p>cooperation [1] 28/20</p> <p>cooperative [2] 14/22 34/15</p> <p>copy [1] 5/24</p> <p>Cornwall [1] 2/7</p> <p>Cornwall-on-Hudson [1] 2/7</p> <p>corporate [14] 8/2 8/5 8/10 8/11 8/24 8/25 10/21 11/19 11/23 12/5 12/15 12/19 23/13 33/22</p> <p>corporation [6] 1/5 3/4 7/18 16/4 33/2 33/4</p> <p>correct [2] 25/5 31/18</p> <p>corresponding [1] 33/17</p> <p>cost [1] 5/25</p> <p>could [3] 14/9 14/12 27/11</p> <p>couldn't [3] 7/10 9/18 34/15</p> <p>country [3] 7/25 14/5 24/15</p> <p>county [28] 1/2 1/12 2/6 3/3 3/21 4/10 4/21 6/5 9/13 9/17 12/16 12/22 12/24 13/7 16/2 16/10 22/20 22/21 23/6 23/12 23/19 24/16 25/20 26/7 32/3 32/25 33/9 34/18</p> <p>couple [2] 3/11 24/9</p> <p>course [1] 20/12</p> <p>COURT [1] 1/23</p> <p>CPA [1] 34/2</p> <p>cramped [1] 11/9</p> <p>create [4] 9/4 14/5 16/7 31/3</p> <p>created [1] 6/13</p> <p>creating [1] 22/14</p> <p>creation [1] 33/15</p> <p>critical [2] 14/19 15/5</p> <p>CROTTY [3] 2/6 3/12 9/19</p> <p>crucial [1] 26/5</p> <p>current [3] 29/7 32/7 32/8</p> <p>currently [2] 11/15 33/10</p> <p>curve [1] 21/9</p> <p>D</p> <p>dangerous [1] 31/16</p> <p>Dated [1] 6/6</p> <p>day [1] 4/10</p> <p>deal [3] 13/8 24/25 34/22</p> <p>Dear [1] 33/2</p> <p>DEC [2] 20/20 30/18</p> <p>decision [1] 13/4</p> <p>decisions [1] 28/23</p> <p>deep [1] 6/21</p> <p>demand [1] 33/20</p> <p>deputy [2] 3/18 27/22</p> <p>designed [1] 20/19</p> <p>designing [1] 19/23</p> <p>detailed [1] 15/4</p> <p>detention [1] 19/21</p> <p>DeTulo [2] 9/8 9/10</p> <p>develop [1] 16/8</p> <p>developing [1] 19/9</p> <p>development [8] 1/2 6/5 13/20 16/3 16/11 26/5 30/20 34/16</p> <p>developments [1] 15/9</p> <p>did [3] 29/4 32/4 32/6</p> <p>didn't [6] 9/17 14/3 22/24 25/6 28/5 28/14</p> <p>different [1] 13/19</p> <p>Director [1] 3/15</p> <p>dirty [1] 20/9</p> <p>discharges [1] 20/15</p> <p>disclose [1] 9/18</p> <p>discussed [1] 17/9</p> <p>discussing [1] 9/15</p> <p>district [8] 17/9 17/13 18/4 31/7 31/8 31/8 32/8 34/5</p>
<p>C</p> <p>C.E.O [1] 7/22</p> <p>cable [2] 7/18 7/24</p> <p>cafeteria [1] 21/10</p> <p>call [2] 3/2 9/16</p> <p>called [1] 17/14</p> <p>came [1] 9/25</p> <p>camp [1] 28/4</p>		

D	<p> disturbed [2] 8/21 29/9 do [15] 4/4 4/6 6/25 11/7 13/6 14/14 15/13 17/11 17/20 18/17 22/3 25/16 30/24 32/20 36/3 does [1] 12/12 doesn't [3] 10/11 18/3 18/4 doing [3] 15/12 15/18 19/12 dollar [1] 6/9 dollars [3] 6/15 12/13 30/14 Don [1] 18/5 don't [14] 6/18 6/21 9/9 12/23 15/23 16/15 18/2 18/7 18/8 23/15 25/12 28/2 31/12 34/21 done [4] 3/25 13/8 15/9 27/18 down [14] 3/5 4/3 11/21 17/2 18/24 19/13 20/15 21/7 21/10 24/24 25/2 25/8 27/17 35/3 drainage [2] 19/20 20/19 Drury [1] 1/24 dry [1] 20/18 dual [1] 15/19 during [1] 5/12 </p>	<p> exactly [1] 18/24 example [1] 30/19 excellent [2] 10/7 12/11 excited [1] 33/3 executive [3] 3/14 7/23 22/5 exempt [1] 6/11 exemption [1] 5/20 exemptions [3] 5/19 7/12 7/13 existing [7] 4/22 5/6 8/4 8/8 9/6 11/8 11/14 exit [1] 19/5 expanded [2] 5/4 20/16 expect [1] 22/19 expected [1] 6/14 expenditures [1] 33/17 explained [1] 17/25 expressing [1] 29/2 extent [2] 13/12 23/2 eye [1] 15/5 </p>	G
E	<p> e-mail [1] 17/16 e-mails [2] 17/3 17/21 each [1] 27/10 eating [1] 21/10 echo [1] 18/5 echoing [1] 34/20 economic [1] 26/5 economically [1] 17/9 economy [1] 33/15 Eden [2] 29/8 29/10 effort [1] 28/22 efforts [1] 33/9 egress [1] 19/17 eighth [1] 7/24 either [1] 33/7 Ellenville [1] 14/7 else [6] 18/17 26/21 31/22 31/25 32/15 34/6 elsewhere [1] 23/4 Empire [2] 13/20 26/11 employed [3] 8/4 11/15 11/18 employees [5] 8/2 11/14 11/18 11/23 13/18 employs [1] 7/25 enabling [1] 13/3 end [2] 5/13 35/8 energy [2] 11/10 11/13 enforcement [1] 26/4 engineer [2] 7/8 23/23 Engineering [1] 19/4 engineers [1] 28/18 enjoy [1] 6/24 enthusiastic [1] 17/12 entire [1] 27/24 entity [1] 4/15 environmental [1] 33/23 equal [2] 13/15 13/15 equals [1] 15/11 equipment [2] 5/7 12/4 especially [1] 17/5 ESQ [1] 2/6 estate [1] 33/18 estimate [1] 6/12 estimated [2] 6/8 6/10 et [1] 12/11 even [2] 14/15 27/9 every [3] 29/16 29/16 33/25 everybody [8] 3/5 3/10 21/25 22/4 22/8 28/19 34/10 34/24 everything [2] 15/13 15/18 everywhere [1] 24/16 </p>	<p> facility [7] 5/9 5/10 5/11 5/12 5/14 11/8 19/23 fact [1] 12/17 factories [1] 14/9 factory [1] 12/2 fairly [1] 12/7 family [2] 27/10 27/11 far [3] 22/18 25/5 29/12 fast [2] 14/23 28/24 favor [1] 6/3 feature [1] 21/9 feet [5] 20/25 21/12 21/13 30/9 30/10 few [2] 9/12 12/7 fewer [1] 31/20 field [1] 19/16 file [1] 32/20 Finally [1] 33/20 financial [7] 5/18 6/4 7/11 12/25 13/8 13/18 16/12 finish [2] 32/2 32/15 finished [1] 10/17 first [5] 9/10 22/13 26/24 28/24 30/15 five [5] 9/7 11/20 14/8 16/6 33/12 floor [1] 21/11 floors [1] 21/14 focused [1] 8/15 folks [1] 28/19 follow [1] 23/2 following [2] 4/14 27/14 foot [4] 4/24 8/18 19/15 21/16 force [2] 22/19 24/11 foregoing [1] 36/5 forget [1] 31/4 form [2] 4/3 5/19 formally [1] 25/10 formed [3] 4/15 4/16 7/22 forms [1] 13/24 Fornario [1] 16/14 Fortune [1] 12/14 forward [6] 10/3 16/13 24/5 26/14 27/14 35/2 founder [1] 7/23 fourth [1] 28/16 FRANCES [3] 1/23 36/2 36/16 Frank [1] 16/14 frankly [2] 17/18 23/7 Friday [3] 16/24 17/15 17/24 fringe [1] 18/22 front [3] 21/6 21/9 21/20 fronts [1] 15/14 fun [1] 19/19 future [2] 26/9 34/2 </p>	<p> garden [6] 20/17 20/18 29/8 29/10 30/22 31/2 gardens [2] 30/19 30/21 Gate [1] 1/13 General [1] 4/9 generated [1] 12/8 gentlemen [1] 27/12 get [19] 6/21 13/17 14/20 16/21 20/8 22/6 22/12 22/19 23/25 24/19 24/22 25/8 25/16 27/15 27/16 28/14 29/11 30/21 34/21 getting [2] 23/10 25/18 give [4] 6/20 7/14 28/22 32/19 given [3] 4/8 22/20 36/6 glass [2] 21/8 21/19 go [20] 3/11 3/24 6/18 6/25 8/16 8/18 10/18 11/12 12/17 13/13 15/23 18/2 19/6 20/10 23/4 27/7 28/15 30/25 32/11 32/23 goes [1] 23/7 going [43] gone [1] 9/3 good [15] 3/4 10/7 11/4 12/2 13/24 14/2 14/6 18/22 19/25 23/13 24/20 31/22 32/19 34/6 34/23 Goshen [4] 8/6 11/16 11/24 12/6 got [4] 8/13 24/16 30/6 32/17 gotten [1] 25/4 governor [1] 13/9 graduation [1] 17/2 great [2] 32/10 32/12 Groove [1] 15/25 ground [2] 3/11 31/16 Grounds [1] 16/20 Grove [22] 1/6 1/7 4/12 4/13 4/21 8/9 11/19 13/11 14/22 15/25 16/10 16/15 19/4 23/15 27/23 28/2 28/12 32/5 32/11 32/13 33/4 33/8 guess [5] 6/15 8/13 8/14 18/25 20/23 </p>
			H
			<p> had [11] 7/9 8/16 16/25 17/2 22/23 27/3 28/3 28/20 28/24 28/25 29/21 Halahan [1] 9/12 half [2] 12/12 15/10 Hall [2] 1/6 4/12 happy [1] 24/24 hard [1] 9/25 Harriman [1] 13/10 has [6] 3/12 4/16 12/15 20/19 26/3 33/4 hasn't [1] 22/15 have [59] haven't [4] 17/19 24/20 25/4 25/10 having [4] 21/15 31/16 33/13 36/7 he [18] 7/10 8/14 8/15 8/16 16/17 16/25 17/4 17/7 17/12 17/12 17/14 17/16 18/4 18/6 22/25 23/23 24/22 34/15 he'll [1] 27/16 he's [11] 3/12 6/19 7/5 7/7 7/9 16/19 16/20 23/4 23/19 23/24 27/16 headquarters [10] 5/3 8/5 8/11 11/16 11/19 12/5 12/16 12/20 33/5 33/7 hear [2] 6/2 25/6 heard [2] 24/20 29/21 hearing [5] 4/5 4/7 4/8 34/8 35/5 height [2] 14/25 30/7 held [1] 4/10 help [3] 16/8 24/17 25/2 here [21] 3/10 3/11 3/14 3/17 3/18 3/23 4/2 15/8 18/18 19/6 19/9 19/11 21/5 21/18 23/5 23/18 26/10 26/13 28/7 34/9 34/24 here's [1] 19/14 hereby [2] 4/7 36/3 Hi [1] 27/22 </p>

H high [3] 8/12 14/8 17/11 higher [1] 10/24 hill [1] 19/13 him [10] 6/17 12/23 12/24 16/25 17/6 17/25 18/2 24/11 24/24 34/14 hiring [1] 26/4 his [2] 16/16 22/25 hold [1] 10/9 holds [1] 5/15 hole [2] 30/22 30/23 homeowner's [1] 30/25 homes [2] 30/20 30/21 hope [2] 16/10 34/25 hopefully [4] 9/2 27/7 27/11 27/17 hoping [3] 9/16 9/17 27/25 Horton [2] 1/7 4/12 hospitalization [2] 10/7 11/3 hot [1] 32/17 hotels [2] 14/9 14/11 hottest [1] 29/5 hour [5] 9/22 14/6 14/15 27/8 27/10 house [1] 14/13 household [1] 27/9 housing [1] 33/20 how [5] 17/25 20/8 21/12 22/12 30/23 however [1] 15/3 Hudson [3] 2/7 24/22 25/22 huge [2] 12/13 28/7 hundred [1] 18/5 hundredth [1] 28/17	Iron [1] 26/23 is [96] issue [1] 23/16 issued [1] 15/17 issues [1] 6/22 it [40] it's [37] items [1] 5/7 its [3] 12/5 12/15 33/5 itself [2] 4/15 34/10	less [1] 12/9 let [3] 20/11 27/24 28/12 letter [5] 3/19 16/21 17/15 18/6 32/18 level [2] 28/20 30/16 levels [1] 34/20 like [15] 6/17 7/4 9/8 9/21 12/14 17/20 17/23 24/4 24/10 27/4 27/8 27/9 30/17 31/2 34/17 likely [1] 33/19 linear [1] 19/15 listening [1] 27/2 little [2] 13/19 30/22 living [2] 10/4 14/12 LLC [1] 4/14 local [9] 4/11 24/11 26/2 26/4 26/23 26/24 27/19 32/5 33/15 locally [1] 27/19 locate [1] 28/7 located [5] 4/20 4/22 7/20 20/18 33/11 location [1] 33/7 long [2] 30/23 31/5 look [3] 10/3 16/11 26/14 looking [6] 15/5 21/3 21/7 21/22 27/14 30/5 looping [1] 19/17 lot [9] 8/22 10/11 11/11 24/16 24/25 28/13 29/4 30/15 34/18 lots [1] 20/12 low [1] 9/21 lower [1] 11/6
I I'd [1] 7/4 I'll [3] 3/11 18/5 20/22 I'm [18] 3/2 3/23 6/15 9/20 10/11 10/17 12/18 14/7 15/22 18/10 22/25 24/2 25/6 27/25 34/7 34/19 35/2 35/2 IDA [20] 1/12 2/6 3/3 3/13 3/21 4/10 6/24 16/5 16/22 20/22 20/23 23/7 24/17 25/16 26/12 26/15 26/18 26/23 26/25 32/25 idea [1] 27/4 identification [1] 6/7 impact [3] 17/8 29/6 33/24 important [2] 23/8 25/15 improvements [4] 4/22 4/25 5/6 5/6 incentives [4] 16/5 16/12 26/12 28/6 including [4] 3/6 5/25 8/3 10/20 incomes [1] 14/15 increase [2] 12/10 33/19 incredibly [1] 15/4 India [1] 9/24 INDUSTRIAL [3] 1/2 16/2 16/11 industry [1] 33/21 information [2] 4/2 28/23 informational [1] 3/22 informed [1] 24/10 infrastructure [1] 5/2 input [1] 24/2 inspect [1] 31/10 inspector [1] 3/17 instead [1] 30/14 instructed [1] 22/25 integral [1] 13/2 integrated [1] 7/17 intend [2] 8/16 23/14 interest [5] 4/19 5/10 5/16 5/16 36/11 interior [1] 21/19 internet [2] 5/4 7/18 internships [1] 17/10 introduce [1] 7/4 involved [2] 34/10 36/10	J JAMES [2] 1/12 32/24 Jeff [1] 16/15 Jeffrey [3] 16/18 34/2 34/17 Jersey [2] 24/15 33/8 Jim [1] 34/12 Jimmy [1] 3/14 job [1] 11/21 jobs [35] 6/13 9/4 9/5 9/7 9/23 10/2 10/4 11/4 11/20 12/2 12/3 13/23 13/24 13/25 13/25 14/2 14/6 16/7 18/23 22/11 22/12 22/15 22/16 24/20 26/6 26/8 26/17 26/17 27/8 27/14 28/8 33/10 33/12 33/14 33/18 John [6] 7/6 19/3 23/18 23/20 31/25 32/14 JR [2] 1/12 16/14 July [1] 29/17 jumbled [1] 28/14 jumping [1] 19/13 June [3] 1/8 4/11 6/6 June 17 [1] 6/6 just [31] 6/20 6/23 7/14 8/14 8/22 9/11 9/17 11/7 11/10 11/12 11/13 11/22 13/25 15/3 15/5 15/13 17/21 18/5 18/19 19/6 19/13 22/16 24/10 25/15 25/19 27/13 27/15 27/23 27/25 32/17 34/8	M machinery [1] 5/7 made [2] 13/22 28/3 Maffei [1] 28/11 Mahwah [2] 12/24 13/14 mail [1] 17/16 mails [2] 17/3 17/21 maintain [3] 20/4 31/2 31/12 maintained [1] 31/11 maintains [1] 31/13 maintenance [1] 31/5 majority [2] 24/20 27/18 make [8] 10/4 13/3 14/5 14/12 27/6 28/2 28/23 31/11 making [4] 10/13 10/14 27/10 28/22 management [3] 11/25 31/7 34/4 manager [5] 22/24 24/8 24/21 25/7 25/11 Manhattan [1] 12/20 Mansion [6] 4/20 19/14 19/18 21/4 21/7 21/23 many [4] 21/12 22/12 24/12 30/18 map [1] 19/2 market [1] 33/18 marry [1] 14/10 matching [2] 10/8 11/4 materials [1] 12/4 matter [5] 1/4 4/14 7/9 12/16 36/11 Matthew [1] 26/22 Maureen [2] 9/12 9/24 may [2] 3/20 3/21 maybe [1] 28/20 McCarey [2] 6/12 23/18 me [15] 3/6 6/25 9/8 9/10 10/2 14/6 17/12 17/14 17/16 20/11 22/12 23/22 27/4 28/12 36/7 mean [6] 9/24 12/2 13/6 14/3 14/7 30/2 meaning [1] 26/11 MEDIACOM [25] 1/5 3/3 4/14 7/6 7/15 7/17 8/8 8/8 8/13 9/6 10/4 11/15 12/4 13/3 16/4 16/7 23/12 23/16 26/12 28/7 32/25 33/3 33/13 33/21 33/24 Mediacom's [1] 9/10 median [4] 10/22 10/25 18/19 18/21 medical [3] 10/6 10/7 11/3
	K keep [3] 12/22 26/12 32/20 kids [3] 14/13 26/8 26/9 kind [6] 6/23 9/21 10/2 12/21 16/22 28/14 kinds [1] 31/10 know [15] 3/21 7/10 7/15 9/18 11/9 12/12 14/4 15/4 16/16 20/21 23/22 26/6 27/24 28/14 30/21 knowledge [1] 36/6 known [1] 5/8 KOSSAR [3] 18/10 26/2 26/8	
	L lab [2] 11/16 12/6 labor [7] 22/12 22/19 23/9 24/11 26/24 27/19 34/10 Lakes [1] 19/12 Lanc [2] 7/7 19/4 land [5] 4/20 4/23 9/16 18/3 32/7 Lane [1] 1/24 larger [1] 11/6 largest [1] 7/24 Larson [1] 7/5 last [9] 7/9 12/7 16/16 16/23 24/17 25/18 28/20 28/24 30/24 later [2] 3/20 6/20 Laurie [1] 32/6 Law [1] 4/9 lawyer [3] 15/7 27/2 27/9 layout [3] 21/25 22/2 22/3 lease [4] 5/11 5/13 5/13 13/7 leasehold [4] 4/19 5/10 5/15 5/16 least [1] 9/23 leery [1] 28/18 Legal [1] 7/6 leisure [1] 4/4 length [1] 17/25	

M	<p> north [2] 1/24 22/8 not [28] 3/21 6/18 8/22 9/20 10/17 11/9 12/2 12/21 14/6 15/5 17/6 18/2 19/25 20/3 22/5 23/3 27/11 27/13 29/14 29/18 29/21 30/9 30/22 31/11 33/10 34/11 34/22 36/10 Notary [1] 36/2 notice [2] 4/4 4/7 Notices [1] 4/7 now [8] 9/3 9/7 11/21 12/3 21/24 28/16 29/5 32/9 nowhere [1] 8/16 number [6] 6/17 9/4 9/5 10/10 22/15 28/25 numbers [1] 25/9 NY [1] 1/13 </p>	<p> paper [1] 25/17 parameters [1] 22/25 parcel [1] 4/20 parking [4] 8/22 20/12 20/25 21/4 part [1] 14/20 partial [2] 5/21 7/13 particular [1] 23/3 parties [1] 36/10 Partnership [1] 9/14 parts [1] 13/2 past [1] 34/15 paving [1] 20/13 paying [3] 18/23 23/8 31/7 payroll [3] 6/14 11/14 11/17 Pennsylvania [1] 24/15 people [15] 3/18 10/2 10/13 10/14 11/11 13/25 22/4 22/20 23/11 25/20 26/6 27/5 27/10 31/10 34/17 percent [1] 18/5 period [1] 22/17 periodically [1] 31/9 permanent [1] 27/13 permit [4] 14/24 16/13 29/25 30/2 permits [1] 15/17 permitted [2] 29/22 30/2 person [2] 16/20 27/8 personal [3] 5/8 7/9 36/11 persons [1] 6/3 PETRO [3] 1/12 32/24 33/2 Phil [1] 9/19 PHILIP [1] 2/6 phone [1] 25/8 phones [1] 3/5 piece [1] 19/9 pilot [5] 14/17 16/3 17/25 18/14 32/6 PLA [1] 25/2 place [2] 5/23 18/11 plan [3] 10/8 15/2 22/13 planning [9] 3/17 6/18 6/19 6/22 15/2 15/16 19/20 28/12 28/17 plants [2] 30/23 31/2 please [3] 3/6 6/24 24/4 pleasure [1] 34/8 Pledge [2] 3/6 3/8 plowing [1] 29/11 Plumbers [1] 24/8 plus [6] 8/17 17/2 18/20 18/22 19/8 21/13 point [1] 14/4 policies [1] 5/21 pond [1] 30/14 ponds [3] 19/21 31/17 31/20 positive [1] 29/19 Poskanzer [1] 7/8 preference [2] 22/19 22/22 preliminary [1] 7/16 premised [1] 22/16 present [2] 5/24 7/22 president [3] 7/5 9/13 27/2 press [2] 8/15 32/17 presubmission [1] 9/11 pretty [3] 10/7 11/4 18/10 primarily [1] 7/20 prior [1] 13/5 probably [5] 12/10 14/17 15/10 15/11 25/4 problem [1] 30/11 proceed [1] 13/4 process [2] 6/19 15/17 productive [1] 16/9 professional [1] 34/11 program [1] 13/16 project [21] 4/18 5/24 6/9 7/5 7/7 9/2 13/4 13/11 16/13 17/5 18/6 18/25 19/7 22/17 24/25 25/2 26/16 26/19 27/25 34/14 34/25 </p>
N	<p> meet [1] 20/19 meeting [11] 3/2 3/21 7/16 9/12 13/5 14/17 18/9 22/22 22/23 28/24 29/15 member [5] 3/24 3/24 9/23 33/13 33/22 members [1] 9/20 mentioned [1] 26/9 met [2] 24/18 24/18 Middletown [1] 33/11 midwest [1] 7/21 might [1] 9/19 Mike [2] 9/7 9/10 million [4] 6/9 6/14 7/20 10/13 millions [1] 30/13 minus [3] 8/17 19/8 21/14 minute [1] 7/9 minutes [2] 15/23 23/19 mistakes [1] 28/2 Monroe [3] 19/6 33/14 34/4 Monroe-Woodbury [2] 33/14 34/4 month [1] 15/10 months [1] 15/11 more [8] 16/8 24/23 30/17 30/17 34/15 34/16 34/16 34/18 mortgage [3] 5/20 6/11 7/12 most [2] 12/10 23/11 mostly [1] 21/8 move [3] 16/13 22/9 23/15 moves [1] 35/2 moving [2] 26/6 26/7 Mr [8] 4/6 6/12 16/23 17/24 18/10 25/24 32/18 34/13 Mr. [8] 3/12 8/7 21/25 22/23 26/2 26/8 32/24 34/17 Mr. Commisso [3] 8/7 21/25 22/23 Mr. Crotty [1] 3/12 Mr. James [1] 32/24 Mr. Jeffrey [1] 34/17 Mr. Kossar [2] 26/2 26/8 much [4] 26/20 27/20 34/19 35/4 municipal [2] 4/9 14/21 municipalities [1] 15/20 municipality [1] 15/6 Museum [1] 19/5 my [4] 20/21 27/6 36/6 36/8 </p>	O
	<p> o'clock [1] 17/15 O'Donnell's [1] 3/14 O'Rourke [2] 7/7 19/3 obviously [6] 11/5 12/9 14/20 15/17 23/4 23/5 off [5] 17/7 18/3 18/4 20/22 32/17 offer [2] 26/12 28/5 offered [1] 16/5 office [6] 4/24 8/22 11/23 14/25 24/13 32/3 Officer [2] 7/23 23/21 officers [1] 27/16 officials [1] 3/16 okay [7] 6/15 11/2 24/2 25/14 30/17 30/24 34/7 Old [6] 4/20 19/14 19/18 21/4 21/7 21/23 one [18] 3/24 6/17 7/19 9/20 12/12 13/2 13/14 14/10 14/11 17/6 18/4 18/19 19/23 24/22 27/16 31/5 34/25 35/2 only [7] 3/22 8/19 12/15 27/6 29/10 31/14 33/10 open [3] 19/16 23/17 24/2 operate [1] 5/12 operation [1] 29/25 operational [1] 12/3 operations [1] 5/5 opportunity [2] 26/14 28/4 opposed [1] 6/3 opt [1] 15/21 oral [1] 6/2 ORANGE [27] 1/2 1/12 2/6 3/3 3/21 4/10 4/21 6/5 9/13 9/16 12/16 12/22 16/2 16/10 19/11 22/20 22/21 23/3 23/6 23/12 23/19 24/16 25/20 32/3 32/25 33/9 34/18 order [1] 3/3 organization [1] 33/25 original [1] 17/17 other [6] 3/15 5/7 13/22 16/4 22/22 25/3 otherwise [1] 6/4 our [22] 3/14 7/4 7/8 8/4 12/25 13/16 14/20 16/10 19/7 19/10 22/19 22/21 23/19 24/12 25/20 26/8 26/9 28/24 32/19 33/15 33/18 33/24 out [11] 7/9 8/6 18/7 23/7 24/19 26/6 26/7 30/9 30/18 30/25 31/10 outcome [1] 36/12 outgrown [1] 11/10 over [11] 3/11 9/7 10/2 11/20 12/7 12/18 12/23 12/24 16/6 24/15 33/12 overcrowded [1] 11/9 overlay [1] 6/21 own [1] 20/21 owned [1] 8/7 owner [1] 15/12 </p>	
	P	
	<p> P.O [2] 1/13 2/7 package [1] 14/20 </p>	

P		
projected [2] 9/6 11/17	representative [1] 5/22	sign [2] 3/12 13/7
projects [4] 15/7 15/8 15/21 26/25	requested [2] 16/12 24/10	sign-in [1] 3/12
promising [2] 27/3 27/6	requesting [1] 4/17	similar [1] 22/2
property [7] 5/8 5/22 6/11 7/13 16/8 23/21 32/4	required [2] 28/6 31/4	simply [2] 8/6 22/16
property's [1] 17/6	residential [1] 30/19	since [1] 16/23
proposed [2] 6/4 9/15	residents [1] 29/7	Sincerely [2] 16/13 34/2
proposing [1] 8/17	respect [2] 4/17 15/9	sir [1] 27/21
protect [1] 25/19	retain [1] 33/10	sit [4] 24/24 25/2 25/7 27/17
provide [2] 5/18 16/12	retained [3] 6/13 9/5 25/11	site [6] 6/22 8/9 8/19 15/2 19/10 33/5
provides [1] 7/18	retention [2] 30/14 31/20	sites [1] 33/6
pubic [1] 4/8	return [2] 26/10 26/10	sits [1] 19/7
public [11] 4/5 4/7 7/2 7/6 7/15 23/17 24/2 24/3 29/20 35/5 36/2	revenues [1] 33/16	six [1] 14/8
purchase [1] 5/14	review [2] 15/3 29/18	sixth [1] 29/17
purchased [1] 8/8	ridge [1] 19/8	ski [1] 19/12
purchases [1] 12/3	right [7] 15/19 18/9 19/11 23/20 26/3 28/16 30/4	Skott [1] 7/8
purposes [2] 3/22 4/2	road [12] 1/7 4/12 4/20 19/5 19/14 19/15 19/18 21/4 21/7 21/23 28/19 29/3	snow [1] 29/11
pursuant [1] 4/8	Rocco [1] 7/23	so [42]
push [2] 12/23 26/24	Rockland [1] 19/12	some [8] 3/15 13/25 17/10 23/25 25/3 31/17 31/19 34/22
put [1] 8/6	roles [1] 17/7	somebody [1] 9/18
puzzle [1] 13/3	Ron [1] 32/2	someday [1] 8/10
Q	room [1] 3/19	something [3] 15/20 24/19 26/13
quantified [1] 22/15	rooms [1] 21/10	somewhat [1] 34/20
quarter [1] 7/19	ROTH [3] 1/23 36/2 36/16	sorry [1] 25/6
question [1] 27/6	round [1] 21/9	south [2] 7/21 22/6
quick [1] 6/21	route [1] 26/8	southeast [1] 7/21
Quickway [3] 19/5 19/7 22/6	rule [1] 20/22	space [2] 8/6 8/16
quite [1] 9/2	rules [1] 3/11	speak [3] 24/4 32/2 34/7
R	run [4] 8/6 24/25 27/9 27/11	speaking [2] 16/23 26/25
rain [5] 20/16 30/18 30/21 30/22 31/2	runs [1] 30/9	special [7] 14/24 18/3 30/2 30/23 31/2 32/8 32/9
raining [1] 20/17	rushed [1] 15/6	speed [1] 15/21
raising [1] 33/16	S	spoke [2] 16/15 17/24
Ralph [1] 28/11	sadness [1] 9/25	square [6] 4/24 8/18 20/25 21/12 21/13 21/15
range [1] 22/18	safe [1] 14/16	staff [1] 12/11
ratable [1] 16/9	said [11] 9/22 9/23 13/14 17/15 18/5 18/6 18/20 26/3 27/8 27/9 27/15	stage [1] 15/20
ratables [1] 32/10	salaries [4] 11/6 11/6 14/15 27/4	stand [1] 3/6
rate [1] 32/8	salary [7] 10/5 10/19 10/22 10/25 11/2 18/20 18/21	start [2] 20/11 30/8
re [2] 1/5 26/4	sales [5] 5/19 6/8 6/10 7/11 12/8	starting [1] 29/16
re-enforcement [1] 26/4	same [5] 12/18 15/18 27/12 28/2 36/6	state [10] 1/2 8/11 8/18 12/8 13/20 20/19 24/5 26/7 26/11 36/3
read [5] 3/20 4/4 15/22 25/17 32/21	savings [1] 25/3	stated [1] 5/23
real [5] 5/21 7/13 23/21 32/3 33/18	say [9] 12/18 14/3 14/16 15/7 23/18 27/3 28/12 28/16 34/8	statistics [2] 9/8 9/9
really [12] 8/13 8/15 8/21 8/24 9/17 10/11 10/16 11/12 11/13 13/8 21/21 23/15	school [11] 14/8 15/24 16/16 16/17 16/21 16/25 17/9 17/11 17/13 18/13 34/5	stay [1] 13/12
Realty [2] 4/14 8/8	sea [1] 30/16	Steamfitters [1] 24/8
rear [2] 21/2 21/18	second [2] 10/10 34/14	steel [1] 21/8
reasonable [1] 31/12	secondary [1] 19/17	stenographer [2] 1/23 3/13
reasonably [1] 12/19	see [7] 8/25 11/10 11/13 20/8 21/8 22/7 33/18	Stenographic [1] 36/2
received [1] 17/19	seeing [1] 30/17	stenographically [1] 36/7
receiving [1] 23/6	seek [1] 29/25	step [3] 18/24 28/16 28/17
recited [1] 3/9	Seidman [1] 25/25	stick [1] 20/23
recognized [1] 24/4	send [3] 12/23 14/13 31/9	still [3] 31/17 31/19 32/7
recommended [1] 25/18	series [1] 20/12	stimulating [1] 33/15
reconnection [1] 26/17	serve [1] 5/2	Stoddard [1] 26/22
record [5] 7/2 17/4 17/21 18/12 36/5	Service [1] 32/4	stop [1] 20/22
recorded [1] 36/7	services [3] 5/4 7/19 34/4	storage [1] 21/16
recording [2] 5/20 7/12	set [1] 19/11	stories [1] 30/8
referring [1] 16/19	setting [1] 17/10	storm [1] 31/6
regular [1] 18/9	seven [4] 3/24 8/20 8/20 35/2	strong [1] 18/16
related [2] 4/25 36/10	seven acres [2] 8/20 8/20	strongly [1] 28/9
relatively [1] 10/21	several [1] 17/2	structure [1] 8/2
relevant [2] 6/4 6/23	she [6] 9/16 9/17 9/17 9/18 9/21 9/24	students [1] 17/11
relief [2] 23/6 23/8	sheet [1] 3/12	stuff [2] 6/23 20/23
remind [1] 6/17	should [7] 15/21 18/8 18/8 28/18 29/13 32/22 33/18	subject [3] 20/22 22/10 32/25
reminds [1] 23/22	shouldn't [1] 30/11	submit [2] 17/4 17/20
renderings [3] 8/19 21/3 21/17	show [1] 18/25	submitted [1] 4/16
renovation [1] 4/23	side [1] 20/15	subscribers [1] 7/20
report [1] 3/25	sidetracked [1] 8/13	subsidiary [1] 8/7
Reporter [1] 36/2		substantially [1] 10/24
represent [1] 26/2		subterranean [1] 23/23
		success [1] 33/25
		such [1] 12/15
		summer [1] 17/10

<p>S</p> <p>Superintendent [2] 16/19 34/3 supervision [1] 36/8 supervisor [4] 3/18 3/20 16/14 27/23 support [9] 11/22 16/2 16/21 18/6 25/16 26/14 26/19 27/25 28/9 supportive [2] 17/5 17/14 supposed [1] 31/3 sure [5] 7/3 9/20 18/10 22/25 31/11 sweetheart [1] 14/10 system [4] 18/13 20/5 20/14 30/13 systems [4] 20/13 20/14 31/15 31/16</p>	<p>three [3] 10/12 21/14 30/8 thrilled [1] 34/16 through [10] 6/19 6/25 7/16 8/7 8/19 9/3 15/6 15/16 21/5 21/18 time [10] 3/4 4/11 5/23 15/18 18/8 23/25 26/5 31/12 31/25 35/8 Time's [1] 6/24 timeline [1] 15/10 times [3] 24/9 24/13 24/25 title [1] 5/9 today [7] 3/11 3/23 4/2 14/17 17/19 18/7 35/5 together [1] 10/6 told [7] 9/8 10/20 13/5 17/6 17/12 18/2 22/22 Tom [1] 7/5 too [2] 6/21 13/22 took [1] 18/11 top [6] 10/13 11/2 11/6 23/19 23/20 23/24 total [1] 8/2 totally [3] 17/5 17/13 17/14 touch [2] 25/18 27/15 tour [1] 11/8 tours [1] 17/11 toward [2] 22/6 22/7 towards [1] 27/13 town [30] 1/6 1/6 3/16 4/11 4/12 7/10 8/5 8/9 11/16 14/21 14/23 15/24 15/25 16/9 16/14 18/12 27/23 27/24 28/5 28/8 29/23 29/24 30/3 31/9 31/13 32/5 32/10 32/12 33/4 34/9 towns [1] 34/21 track [1] 28/24 tracking [3] 14/23 15/13 15/19 trades [5] 24/23 25/8 25/19 25/22 27/17 trail [2] 17/3 17/21 training [1] 28/4 transcribed [1] 36/7 try [3] 24/11 24/24 25/2 trying [3] 14/4 25/19 26/24 Tully [2] 7/7 19/4 turn [1] 3/5 two [5] 14/15 15/10 19/22 27/9 33/6 type [8] 8/12 10/4 11/12 11/22 12/3 12/14 22/3 26/16</p>	<p>value [2] 18/3 32/7 variance [4] 14/25 29/23 29/25 30/7 very [19] 11/8 14/22 14/22 15/5 17/11 17/12 21/21 23/8 23/13 23/13 26/20 27/3 27/6 27/19 31/22 33/3 34/6 34/19 35/4 vice [2] 7/5 26/25 view [3] 21/7 22/2 22/6 Village [2] 19/5 19/6 vision [1] 8/10 vote [1] 35/2</p>
<p>T</p> <p>tables [1] 29/14 take [6] 6/20 11/7 14/14 29/6 29/19 29/22 taken [2] 3/23 17/7 talk [2] 15/23 22/10 talking [1] 25/11 tangible [1] 5/8 tax [15] 5/19 5/20 5/22 6/8 6/10 6/11 6/11 7/12 7/12 7/14 12/8 23/10 28/6 32/4 33/16 taxed [2] 32/8 32/9 taxes [2] 28/8 31/7 taxpayers [2] 23/7 24/12 team [1] 7/5 tech [3] 8/12 11/11 11/22 technology [1] 33/20 telecommunications [2] 5/4 7/17 television [1] 7/19 tell [4] 10/11 10/12 22/12 27/4 term [3] 5/12 5/13 31/5 terminated [1] 5/17 testimony [1] 36/5 than [5] 10/24 12/10 13/15 24/23 31/16 thank [14] 6/7 25/20 25/24 26/20 26/23 27/19 28/10 31/24 31/24 32/14 32/14 34/19 34/24 35/4 Thanks [1] 33/9 that [75] that's [16] 3/10 8/12 10/2 12/7 12/9 14/6 15/19 18/11 22/18 22/21 22/25 23/16 30/24 31/18 31/23 32/19 their [9] 3/5 4/4 11/8 13/4 29/4 29/8 29/8 29/12 29/14 them [11] 20/8 24/14 25/2 26/12 26/15 28/6 28/6 31/12 31/14 31/20 34/22 then [3] 9/22 19/10 30/8 theory [1] 23/5 there [12] 3/15 3/16 9/25 10/9 11/11 11/11 14/8 24/21 25/23 27/5 28/13 33/19 there's [5] 3/12 13/17 13/24 17/8 31/17 thereafter [1] 31/13 thereof [1] 36/12 thereon [1] 4/22 these [6] 9/8 21/2 24/13 30/17 31/3 31/10 they [19] 4/3 11/9 12/10 14/22 18/15 20/9 20/15 22/3 24/23 29/3 29/6 29/7 29/17 29/24 30/6 31/3 31/4 31/12 32/9 they'll [3] 31/6 31/7 31/14 they're [15] 11/4 11/25 12/2 15/4 18/22 19/12 20/9 20/9 24/14 28/21 29/11 29/13 30/5 31/11 31/11 thing [5] 12/18 14/6 19/25 28/15 29/5 things [9] 26/3 29/3 29/14 30/9 30/17 30/18 31/4 31/6 31/10 think [10] 3/15 6/23 9/19 13/23 16/24 23/15 26/15 30/24 30/25 32/22 thinking [1] 27/12 third [1] 28/15 this [72] those [2] 10/4 34/20</p>	<p>U</p> <p>ultimately [1] 13/3 under [1] 36/8 underdrain [2] 20/13 20/13 underground [6] 19/23 20/5 20/10 20/14 30/13 31/15 understand [2] 16/6 33/6 understands [1] 17/7 undo [1] 20/10 Unfortunately [1] 34/21 Union [1] 24/8 unions [1] 25/21 until [1] 8/16 up [18] 6/16 6/24 10/9 10/15 12/17 15/21 17/10 19/8 19/15 21/8 21/22 23/17 24/3 27/14 28/14 32/2 32/6 32/15 updates [1] 29/17 urge [1] 26/18 us [8] 3/14 6/20 10/11 18/25 27/3 28/22 29/18 31/4 use [9] 5/19 7/12 10/10 22/11 23/9 24/11 29/7 29/8 29/22 using [2] 29/12 29/13</p> <p>V</p> <p>vacation [1] 14/14 Vails [1] 1/13 valiant [1] 28/22 Valley [2] 24/23 25/22</p>	<p>W</p> <p>wages [1] 9/21 Wallkill [2] 8/5 11/16 want [21] 6/21 6/25 12/22 12/23 13/13 15/23 18/12 18/18 22/9 22/10 23/25 25/12 26/7 26/9 26/23 27/23 31/25 32/21 34/8 34/23 35/4 wanted [2] 21/25 23/18 wants [1] 15/13 warehouse [2] 12/2 24/18 warehouses [1] 24/13 was [24] 3/8 3/25 7/21 9/11 9/15 9/16 9/17 9/24 9/25 14/4 14/5 14/7 14/8 16/24 17/4 17/12 17/13 17/16 18/4 18/20 23/23 27/3 28/13 28/15 water [8] 29/5 29/5 29/6 29/12 29/12 29/13 29/14 31/6 way [5] 8/23 12/17 27/12 29/18 31/14 we [74] we'd [1] 34/17 we'll [8] 3/13 3/24 8/18 24/25 29/18 32/2 32/15 32/20 we're [13] 8/21 8/23 9/4 14/23 15/11 15/13 16/18 19/8 19/22 22/17 25/19 29/15 30/16 we've [1] 28/20 Wednesday [2] 28/25 29/16 week [3] 16/24 25/18 29/16 weeks [1] 9/12 welcome [1] 33/24 well [9] 4/22 9/23 19/18 20/11 22/8 23/5 23/11 25/10 29/15 went [2] 7/16 20/22 were [5] 14/8 24/19 25/11 33/7 34/17 west [2] 19/6 22/7 wet [1] 20/17 what [15] 3/25 6/23 8/12 8/21 9/20 18/5 18/11 20/21 22/3 23/22 26/18 27/2 27/15 30/22 34/12 whatever [1] 14/9 whatsoever [2] 3/23 36/12 when [15] 9/2 10/10 14/7 14/7 17/6 20/17 20/17 23/14 23/17 24/9 27/4 28/3 30/8 30/19 35/3 where [6] 13/12 14/5 18/25 19/12 22/11 22/18 Whereupon [1] 3/8 wherever [1] 14/12 whether [2] 22/5 29/17 which [17] 3/19 8/3 8/19 9/5 9/6 11/8 13/11 17/4 17/20 18/20 19/9 21/9 23/7 25/16 29/5 30/13 33/21 White [7] 16/18 16/23 17/24 32/18 34/2 34/13 34/17 who [8] 7/15 13/25 15/12 16/18 22/11 22/20 24/20 34/22 who's [2] 20/4 34/24 whole [1] 17/3 wholly [1] 8/7 why [2] 10/12 30/12 will [31] 3/19 3/23 4/2 4/9 5/9 5/12 5/14 5/16 5/17 5/23 8/20 11/20 16/7 16/8 16/11 17/4 21/5 21/9 25/12 26/16 27/7 28/7 29/5 29/8</p>

W

will... [7] 29/9 30/13 31/9 32/8 32/12 33/10 33/11
Windsor [1] 20/2
winter [1] 22/7
wish [1] 33/25
within [1] 31/12
without [4] 10/5 10/23 14/16 33/23
won't [1] 29/10
Woodbury [3] 33/14 34/4 34/9
word [1] 10/10
words [3] 28/13 28/14 34/20
work [14] 6/22 14/10 14/11 22/21 23/12 24/19 24/24 26/15 27/5 27/18 31/15 32/4 32/6 32/15
worked [2] 9/24 34/14
Workers [1] 26/23
working [3] 21/19 34/9 34/24
works [1] 18/2
world [1] 16/25
worst [1] 16/24
would [17] 6/17 9/8 11/18 13/23 14/10 14/11 14/16 14/18 15/6 16/21 17/20 17/23 18/6 21/6 24/4 24/23 33/19
wouldn't [1] 20/2
written [3] 4/3 4/3 6/2

Y

Yankees [1] 28/5
yard [1] 29/9
yeah [3] 10/25 25/10 25/15
year [13] 7/13 10/6 10/13 12/6 12/13 13/16 14/17 16/3 17/25 18/13 18/22 24/17 34/15
yearly [1] 6/14
years [11] 9/7 11/20 12/7 15/8 16/6 28/3 28/21 32/7 32/11 32/12 33/12
Yes [3] 4/6 18/19 27/21
yet [2] 10/17 24/21
YORK [17] 1/2 1/7 1/24 2/7 4/9 4/13 4/21 12/8 13/10 13/12 20/19 26/10 26/13 28/5 33/8 33/9 36/3
you [79]
you'll [1] 8/25
you're [13] 9/9 15/16 15/18 19/19 19/25 20/3 21/7 21/18 22/5 22/11 23/6 23/9 27/12
your [10] 11/4 14/13 19/20 24/5 26/4 26/18 27/5 31/25 32/15 33/9

Z

ZBA [1] 14/25
zone [1] 29/22
zoning [2] 29/23 30/7