

Town of Southeast
1360 Route 22
Brewster, New York 10509
Thursday, January 25, 2024
EXECUTIVE SESSION 6:00 P.M. – 7:00 P.M.
WORK SESSION/REGULAR MEETING 7:00 P.M.

Pledge of Allegiance
Notation of Exits
Turn off/put on vibrate – all electronic devices

Present: Supervisor Nick Durante
Councilman Eric Cyprus
Councilman Eric Larca
Councilwoman Lewis
Councilman Mazzotta

Also: Town Clerk Kathleen Chiudina
Town Attorney Willis H. Stephens Jr

And: 22 persons

EXECUTIVE SESSION

Councilman Larca made a motion to open the meeting and go into Executive Session at 6:06 p.m. for Contractual Matters. Councilman Cyprus seconded. All in favor.

Supervisor Durante made a motion to adjourn the Executive Session at 7:00 p.m. where no decisions were made for contractual matters. Councilman Larca seconded. All in favor.

PUBLIC HEARING

Twin Oaks Ventures LLC – Special Permit for Equestrian Center - 189 Brewster Hill Road 57.-2-52.4

Supervisor Durante made a motion to open the Public Hearing for Twin Oaks Ventures LLC – Special Permit for an Equestrian Center and waive the reading of the notice. Councilman Larca seconded. All in favor.

Jamie LoGiudice of InSite Engineering, Survey, and Landscape Architecture appeared before the Board on behalf of this application. Ms. LoGiudice explained the application stating that it is a private equestrian center, but because they board other people's horses it falls into the category of an equestrian center. A Wetland Permit is necessary for this project. Ms. LoGiudice explained the layout of the property as it pertains to the project. There will be an approximately 60 ft. x 90 ft. barn, a 40 ft. x 40 ft. storage barn, a hot walker, and an outdoor arena. She stated that this applicant acquires, sells, trains, and boards horses. The horses are worked six days a week with one day off where they are turned out into the pastures to relax. They meet all the setback requirements and are before the Health Department and DEP for those approvals. Ms. LoGiudice showed pictures of the barns that are proposed for the project and explained what they would be used for.

Supervisor Durante said how many stalls in total will there be. Ms. LoGiudice said the applicant is looking for a total of 32 stalls between the existing barn and the proposed one.

Councilman Larca said there will not be any public events. Ms. LoGiudice said no public events, no public PA systems and very minimal lighting; just for security.

Councilwoman Lewis said can you go over the manure mitigation for the public. Ms. LoGiudice said as part of the Code requirement the manure storage must be 200 ft. from any property line as well as out of any setbacks or controlled areas for wetlands. There is only a very small area that fits those requirements and it is located centrally on the site where it is easily accessible for trucks to come in and remove it. The manure will be removed weekly, she said, or as needed. The manure is mixed with the hay from the bedding so that helps to keep the odor down.

Supervisor Durante asked the public if there were any questions or comments.

Mr. Ed Bajor said I live on Tamarix Drive and my property backs up to this property and one of my concerns is how much noise will be generated by these animals and what is the maximum number of horses that could be on the property at any given time. Ms. LoGiudice said the way the Code reads you are allowed to have a large number of horses, over 180, but this location will have a maximum of 32 horses at any given time.

Councilwoman Lewis said from what I understand the center is only operational during the warmer months and then during the winter months it is relocated to another state. Ms. LoGiudice said correct. Supervisor Durante said what happens during the months that they are not operational. Ms. LoGiudice said this is their residence so they will live there but their operations will be elsewhere during the winter months.

Councilman Larca said I know there was a question about the noise and we do have a noise ordinance in place; can you comment about the noise. Ms. LoGiudice said horses are not a loud animal and there may not ever be 32 horses out training at any given time. This is a private operation so there will be no events, shows, or lessons occurring, she said.

There was no further Town Board Comment.

There was no further Public Comment.

Supervisor Durante made a motion to close the Public Hearing with a 5-day written comment period. Councilman Larca seconded. All in favor.

Supervisor Durante made a motion to open the Work Session. Councilman Cyprus seconded. All in favor.

WORK SESSION

EverBlue Lakes: Tonetta Lake Water Quality Analysis Report and Restoration Proposal

Mr. Tucci made a presentation to the Town Board for a proposal to improve the water quality of Tonetta Lake. It was noted that phosphorus, which is found in fertilizer, has a large impact on the water quality. There is also a large downward slope around the lake with gravity pushing excess water runoff downhill into the lake. He said the Town has done a good job of maintaining the stormwater around the lake and to the Town's credit worked quickly to repair two of the drains to help improve lake quality. He presented a whole lake aeration system to be placed in various positions throughout the lake as well as a biological treatment to be applied to the lake. He explained the benefits and timing of application as well as lease versus purchase options. Grant funding was discussed and noted that funding is more readily available for the watershed locations around the lake.

REGULAR MEETING

Supervisor Durante made a motion to open the Regular Meeting. Councilman Larca seconded. All in favor.

Supervisor Durante made a motion to waive the reading of the Correspondence. Councilman Cyprus seconded. All in favor.

CORRESPONDENCE

Correspondence Received:

1. Internal Audit Services to Supervisor Hay Re: 2023 Audit of TOSE Justice Court
2. Brewster Southeast Joint Fire District to TC Re: Official Results 2023 Election for Fire Commissioner
3. Hudson Valley Regional EMS Council Transportation Committee to TOSE Re: Public Notice Carmel Volunteer Ambulance Corps-Determination of Public Need
4. NYS DEC to TOSE Re: DEC Application No. 3-3730-00061/00006 (Water Quality Certification) MTA, Metro North Brewster Yard-Prospect Hill Road – Notice of Incomplete Application
5. Acord Insurance to TOSE Re: Certificate of Liability Insurance-Maco Land Properties
6. Acord Insurance to TOSE Re: Certificate of Liability Insurance-CREW2 Inc.
7. Acord Insurance to TOSE Re: Certificate of Liability Insurance-Structure Works Construction, Inc.
8. Acord Insurance to TOSE Re: Certificate of Liability Insurance-Maine Drilling & Blasting, Inc.
9. J. Duncan to Supervisor Hay Re: Lions Park

10. NYC DEP to TOSE Re: EAP's-Croton Falls Dam, Croton Falls Diverting Dam, Middle Branch Dam, West Branch Dam, Sodom & Bog Brook Dam
11. Putnam County Clerk's Office to TOSE Re: Notice of Sale or Transfer of Ownership of Residential Property-28 Spruce Road
12. Putnam County Clerk's Office to TOSE Re: Notice of Sale or Transfer of Ownership of Residential Property-13 Spruce Road
13. PC Board of Elections to TC Re: 2024 General Election
14. Bruno Gioffre, PLLC to TC Re: Application for Liquor License-Arch Restaurant
15. Acord Insurance to TOSE Re: Certificate of Liability Insurance-Peckham Industries
16. Supreme Court of NYS County of Putnam to TOSE Re: Nelinda Patos v. TOSE
17. Acord Insurance to TOSE Re: Certificate of Liability Insurance-National Sign Corporation
18. PC BOE to Supervisor Durante Re: Request for Use of Town Facilities, Court Room & Lakeview Manor-Upcoming 2024 Elections
19. NY Metropolitan Transportation Council to Supervisor Durante Re: U.S. EPA Climate Pollution Reduction Grant (CPRG) Program
20. NYC DEP to Supervisor Durante & TB Re: Preview of Major Initiatives in DEP's Water Supply Region throughout the Catskills & Hudson Valley

FOILS:

- Chris Maher to TC/Justice Court Re: Criminal Records
- Bernadette Fanuele to Bldg. Dept. Re: All Building Records-86 North Brewster Road
- Theresa Talleur to TC Re: Copy of Audio Recording Regarding Break-in-1663 Route 22
- Jason Martinez to Bldg. Dept. Re: All Building Records-93 Settlers Hill Road
- Maria Sierra to Bldg. Dept. Re: Copy of Stop Work Order-988 Route 22
- Devin Flanagan to Bldg. Dept. Re: Name of Company Obtaining Permits-1015 Route 22
- Susan Wilson to Bldg. Dept. Re: All Building Records-188 Joes Hill Road
- David Zimmer to Assessor, Zoning & Bldg. Dept. Re: All Building Records Including Easements, Environmental Hazards or Assessments, Historical & Utility Service Information-188 Joe's Hill Road
- AnnaAlexa Embury to Bldg. Dept. Re: All Building Records-9 Andrea Drive
- Lisa Cozzi to Bldg. Dept. Re: All Building Records-34 Hillside Terrace
- Shane Kessler to Bldg. Dept. Re: All Current, Historical Records, Environmental Concerns, Issues, Violations, Spills and/or Fire-150 Foggintown Road
- Andrea DeLuca to Bldg. Dept. Re: All Building Records-923 Drewville Road
- National Lien Search to Acct. & Bldg. Dept. Re: Water/Sewer Account & Violations-51 Sherwood Hill Road
- Pamela Carinci to Bldg. Dept. Re: All Building Records-1004 Eagles Ridge Road
- Rochelle Carrington & Scott McKenna Re: All Building Records-188 Joe's Hill Road
- Jared Spence to Bldg. Dept. Re: All Documents, Correspondence, Applications, Drawings, Utilities & Private Well-1240 Route 22
- Jeffery Donnellon to Bldg. Dept. Re: Surveys & Maps-634, 638 & 644 Route 312
- Maria Sierra to Bldg. Dept. Re: All Permits Filed-988 Route 22
- Edmond Albano to Bldg. Dept. Re: C of O's, Open Permits & Violations-302 Driftway Lane
- Chelsea Kirstein/Lourdes Rodriquez to Bldg. Dept. Re: Open & Closed Building Permits-8 Ledgview Court, 7 & 9 Stableview Court
- Christine Foster to Bldg. Dept. Re: All Building Records-1103 Eagles Ridge
- Luis Diaz to Bldg. Dept. Re: C of O's, Survey, Open Permits & Septic Tank Cleaning-2597 Carmel Ave.
- Carol Martin to Bldg. Dept. Re: All Information Regarding Septic & Well-20 Farrington Road
- Christine Foster to Bldg. Dept. Re: Building Records-101 Eagles Ridge
- AnnaAlexa Embury to Bldg. Dept. Re: Survey & All Building Records-5806 Applewood Circle
- Michael Sheil to Bldg. Dept. Re: All Building Records-210 Foggintown Road
- Michael Sheil to Bldg. Dept. Re: All Building Records-7 Leona Drive
- Robert to Planning & Bldg. Depts. Re: Easement & Storm Drain-94 Stallion Trail
- Cristine Bautista to Bldg. Dept. Re: Survey & All Building Records-32 Panorama Drive
- Nina Hansen to Bldg. Dept. Re: Identification of Pipes in Laundry & Bathroom-404 Holly Stream Court
- Amie Cunningham Smith to Bldg. Dept. Re: All Building Records-44 Nelson Blvd.
- Timothy Beach to Bldg. Dept. Re: Description of Employment-TOSE Fire Inspector
- Lisa Cozzi to Bldg. Dept. Re: All Building Dept. & Septic Info-51 Sherwood Hill Rd.

- Frank Smith to Tax Assessor Re: Tax Assessment Records, Including but Not Limited to Agricultural Exemption-220 Doansburg Road
- Ann Durante to Bldg. Dept. Re: Past Names of Stores-995, 997 & 999 Route 22
- AnnaAlexa Embury to Bldg. Dept. Re: Survey & All Building Records-4 Andrea Lane
- Jon Price to Bldg. & Planning Dept. Re: Company Contact Information, All Permits for Project, Soil & Excavation-1051 & 1055 Rt. 22
- Pamela Carinci to Bldg. Dept. Re: 1004 Eagles Ridge Road
- Skylar Francis to Bldg. & Planning Dept. Re: Environmental Records, Above Ground and/or Underground Storage Tanks, Reported Spills, Release of Hazardous Substances, Groundwater, Surface Water & Soil Investigations & Remediations, Permits, Violations & Environmental Liens or Activity Use Limitations-85 Lower Mine Road
- Nicholas Clemente to Bldg. Dept. Re: Current & Historical Property Cards, All Building Records, Fire Marshall Records, Records of Spills/Leaks and/or Remediation of Hazardous Materials & Waste Disposal Records-144 Foggintown Road
- Lisa Cozzi to Bldg. Dept. Re: All Building Records & Septic Info-111 North Brewster Road

Emails:

1. Councilman Cypress to John Tucci, Everblue Lakes Re: Tonetta Lake
2. Y. Francis to TC & Bldg. Dept. Re: Fireworks Inquiry
3. J. Tucci, Everblue Lakes to Supervisor Hay Re: Watershed & Storm Drain Assessment-Lake Tonetta
4. K. Callahan to TC Re: Ethics Board
5. Applicant to TB Re: Resume-Planning Board
6. M. Minicucci to TC Re: Property Inquiry
7. Fieldstone Pond HOA to TC Re: Alarm Permit Renewal Inquiry
8. M. Levine, Bldg. Dept. to Bruce Barber & Town Board Re: 301 Milltown Road Field Testing
9. NYDEC to TOSE Re: SPDES & Fresh Water Wetlands Permits-Proswing/Brewster Yards
10. J. Dillon to Supervisor Durante, TB, Planning Board & Highway Superintendent Burdick Re: Lincoln Logistics
11. Ashley Ley, AKRF to Planning Board, TB Re: Planning Board Memo's & Summary Sheets
12. J. Racioppo to Supervisor Durante & TB Re: Traffic Concerns-Allview Ave.
13. TC to Win Waste Innovations Re: Request for VIN#'s for Solid Waste Application
14. S. McDonough, Ameresco to Supervisor Durante, W. Stephens, TA & TC Re: Southeast Landfill Solar Project
15. R. Gazivoda, MTA to Supervisor Durante, TB & A.M. Milano Re: Southeast Station/Brewster Yard Parking Lot-Snow Removal
16. W. Stephens to Putnam Press, TC, TB, V. Desidero & Insite Engineering- Notice of Public Hearing-Twin Oak Ventures
17. TC to Youritalianpassport.com Re: Request for Payment for Application for a Copy of a Marriage Record
18. A. M. to Parking Administrator Re: Parking at Southeast Train Station
19. Inquiry (J. L.) to TB Re: TOSE Planning Board Vacancies
20. Frank Cenname to TB Re: Bidding Projects
21. TC to Accounting Re: Refund Request-Copy of a Death Record
22. Cuddy Feder to Supervisor Durante, TC Re: TB Special Permit-4 Sodom Lane
23. Resident to Suburban Carting & TOSE Re: Incorrect Mailing Address
24. Councilman Larca to D. Foster, Community Development Solutions Re: M5-MS4 Tracking
25. Resident to TB Re: Damage from Tree-4 Rusk Lane
26. Supervisor Durante to M. Levine & TB Re: Rental Registration-25 Briar Drive
27. Applicant (A. L.) to TOSE Re: Resume-Town Historian
28. Town of Patterson R. Williams to Supervisor Durante Re: NYS DEC MS4 Virtual Presentation
29. M. Levine to Undersheriff T. Lindert Re: Traffic Safety Concerns-260 North Brewster Road
30. Applicant (S. F.) to TOSE Re: Resume-Town Historian
31. Councilman Larca to W. Stephens, TA, A. Ley & TB Re: Southeast Station-Brewster Rail Yard Expansion
32. J. Reinoso to TB Re: Address Change-Court Related Documents
33. Doyle Security to J. Kuczenski, Parks & Rec., Supervisor Durante & TB Re: Contact Information
34. J. Famularo, PC BOE to TC Re: Request for New Town Board Members Email
35. Ace Endico to Supervisor Durante & C. DuBois Re: Request for Use of Ball Field
36. J. Tucci, Everblue Lakes to Supervisor Durante & TB Re: Tonetta Lake Restoration Effort

37. NYSEG to Supervisor Durante Re: NYSEG Press Release: NYSEG Completes State's Future Grid Challenge
38. C. Frank, Brewster FD to Supervisor Durante, TB, M. Levine, PB & A. Ley Re: BFD Fire Safety Requests for Building Code & Fire Safety
39. Councilman Larca to Supervisor Durante, TB & VOB Mayor Schoenig Re: Markle Park Lease
40. Linda Matera, EOHWC to Supervisor Durante Re: Agenda BOD Annual Meeting-EOHWC

Correspondence Sent:

1. AnnMarie Milano, Tax Receiver to Supervisor Hay Re: Brewster Central School District Software Maintenance Invoice
2. TOSE TC to Property Owner Re: Commercial Alarm Permit Renewal Incorrect Payment-1511 Route 22
3. TOSE TC to Property Owner Re: Commercial Alarm Permit Renewal Incorrect Payment-Stonecrest Apartments
4. TOSE TC to Property Owner Re: Residential Alarm Permit Renewal Unsigned Check Alarm Permit #140950
5. TOSE TC to Property Owner Re: Notice of Permit Renewal-Alarm Permit #000056
6. TOSE to Property Owner Re: NOV/OTR-342 Starr Ridge Road
7. TOSE to Property Owner Re: NOV/OTR-194 Starr Ridge Road
8. TOSE to Property Owner Re: NOV/OTR-45 Stallion Trail
9. TOSE to Property Owner Re: NOV/OTR-51 Forest Lane
10. TOSE to Property Owner Re: NOV/OTR-22 Starr Lea Road
11. TOSE to Property Owner Re: NOV/OTR-1-57 Meadow Motor Court
12. TOSE to Property Owner Re: NOV/OTR-219 Tonetta Lake Road
13. TOSE to Property Owner Re: NOV/OTR-42 Mount Ebo Road South
14. TOSE to Property Owner Re: NOV/OTR-2457 Route 6
15. TOSE to Property Owner Re: NOV/OTR-2443 Route 6
16. TOSE to Property Owner Re: NOV/OTR-191 Gage Road
17. TOSE to Property Owner Re: NOV/OTR-100 Acorn Road
18. TOSE to Property Owner Re: NOV/OTR-29 Old Doansburg Lane
19. TOSE to Property Owner Re: NOV/OTR-330-350 Tonetta Lake Road
20. TOSE TC to Property Owner Re: Request for Commercial Alarm Permit-1591 Route 22
21. TOSE to Property Owner Re: NOV/OTR-451 Gage Road
22. TOSE to Property Owner Re: NOV/OTR-51 Forest Lane
23. TOSE to Property Owner Re: NOV/OTR-13 Branch Road
24. TOSE to Property Owner Re: NOV/OTR-66 Putnam Ave.
25. TOSE to Property Owner Re: Complaint/Order to Appear-309-312 Route 22
26. TOSE to Property Owner Re: Complaint/Order to Appear-2567 Carmel Ave.
27. TOSE to Property Owner Re: Complaint/Order to Appear-1559 Route 22
28. TOSE to Property Owner Re: Complaint/Order to Appear-357 Tonetta Lake Road
29. TOSE to Property Owner Re: Complaint/Order to Appear-51 Sherwood Hill Road
30. TOSE TC to Marriage Officiant Re: Incomplete Marriage License
31. TOSE to Property Owner Re: NOV/OTR-33 Oakwood Drive
32. TOSE to Property Owner Re: NOV/OTR-66 Hickory Drive
33. TOSE to Property Owner Re: NOV/OTR-1600-1610 Route 22
34. TOSE to Property Owner Re: NOV/OTR-65 North Brewster Rd.
35. TOSE to Property Owner Re: NOV/OTR-1012-1020 Route 22
36. TOSE to Property Owner Re: NOV/OTR-404 Orchard Hill Lane
37. TOSE to Property Owner Re: NOV/OTR-32 South Drive
38. TOSE to Property Owner Re: NOV/OTR-1591-1595 Route 22
39. TOSE to Property Owner Re: NOV/OTR-357 Route 312
40. TOSE to Property Owner Re: NOV/OTR-391-399 Route 312
41. TOSE to Property Owner Re: NOV/OTR-15 Maple Drive
42. TOSE to Property Owner Re: NOV/OTR-46 Elmwood Drive
43. TOSE TC to SCXL Acquisitions Corp. Re: Incorrect Payment for Commercial Alarm Permit Renewal-Permit #000045
44. TOSE TC to Inquiry (R. M.) Re: Application for A Copy of a Marriage Record
45. TOSE TC to Majoco Construction Group, G. Atalla, V. Desidero, M. Levine, J. Dillon & W. Stephens, TA Re: Bond Cancellation-19 Tillman Lane
46. TOSE TC to Inquiry (K.H.) Re: Certified Copy of Death Record
47. TOSE TC to Dairy Conveyor Corp. Re: Incorrect Payment for Commercial Alarm Permit
48. TOSE TC & Bldg. Dept. to Property Owner Re: 3rd False Alarm Fee-80 International Blvd.
49. TOSE Bldg. Dept. to Property Owner Re: Notice of False Alarm-185 Route 22
50. TOSE Bldg. Dept. to Property Owner Re: Notice of False Alarm-Home Depot
51. TOSE Bldg. Dept. to Property Owner Re: Notice of False Alarm-176 Doansburg Road
52. TOSE to Property Owner Re: NOV/OTR-2366 Route 6 (Small House)
53. TOSE to Property Owner Re: NOV/OTR-53 Sunset Drive

54. TOSE to Property Owner Re: NOV/OTR-5 Meridian Drive
55. TOSE to Property Owner Re: NOV/OTR-161 Shore Drive
56. TOSE to Property Owner Re: STOP WORK ORDER NOV/OTR-301 Milltown Road
57. TOSE to Property Owner Re: NOV/OTR-1591-1595 Route 22
58. TOSE to Property Owner Re: NOV/OTR-15 Mount Ebo Road South
59. TOSE to Property Owner Re: NOV/OTR-16-18 Fields Lane
60. TOSE to Property Owner Re: NOV/OTR-100 Peaceable Hill Road
61. TOSE to Property Owner Re: NOV/OTR-6 Bear Berry Land
62. TOSE to Property Owner Re: NOV/OTR-11 Sherry's Lane
63. TOSE to Property Owner Re: NOV/OTR-381 Allview Ave.
64. TOSE to Property Owner Re: NOV/OTR-404 Tamarack Lane
65. TOSE to Property Owner Re: NOV/OTR-384 Brewster Hill Road
66. TOSE to Property Owner Re: NOV/OTR-42 Shore Drive
67. TOSE to Property Owner Re: NOV/OTR-63 Fairview Road
68. TOSE to Property Owner Re: NOV/OTR-140 Starr Ridge Road
69. TOSE to Property Owner Re: NOV/OTR-17 Tillman Lane
70. TOSE to Property Owner Re: NOV/OTR-4 Hubbard Drive
71. TOSE to Property Owner Re: NOV/OTR-42 Griffen Road
72. TOSE to Property Owner Re: NOV/OTR-302 Seven Fields Lane
73. TOSE to Property Owner Re: NOV/OTR-1 Pleasant Drive
74. TOSE to Property Owner Re: NOV/OTR-91 Minor Road
75. TOSE to Property Owner Re: NOV/OTR-2 Lyons Farm Court
76. TOSE to Property Owner Re: NOV/OTR-66 Sunset Drive
77. TOSE to Property Owner Re: NOV/OTR-391 North Salem Road
78. TOSE to Property Owner Re: Complaint/Order to Appear-1663-1665 Route 22
79. TOSE to Property Owner Re: Complaint/Order to Appear-9 Nancy Road

VOUCHERS

Supervisor Durante made a motion to approve the Vouchers in the amount of \$1,034,710.82. Councilman Larca seconded. All in favor.

MEETINGS

Supervisor Durante made a motion to set the following meetings to be held at 1360 Route 22, Brewster, New York, at 7:00 P.M. unless otherwise noted. Councilman Larca seconded. All in favor.

Thursday, February 8, 2024 – Work Session / Regular Meeting
- Public Hearing for MS Cores, LLC

Thursday, February 22, 2023 – Work Session / Regular Meeting

MOTION TO SET A PUBLIC HEARING

Supervisor Durante made a motion to set a Public Hearing for Twin Oak Ventures for February 8, 2024. Councilman Larca seconded. All in favor.

RESOLUTION NO. 3/24 - THE ARCH RESTAURANT LLC – 1292 ROUTE 22 - LIQUOR LICENSE - WAIVER OF NOTICE REQUIRMENTS

INTRODUCED BY: Supervisor Durante

SECONDED BY: Councilman Larca

WHEREAS, the Town has been notified that The Arch Restaurant LLC, contract vendee / operator of premises located at 1292 Route 22 (commonly known “The Arch”) seeks to obtain an On-Premises liquor license to permit the sale and consumption of liquor, wine and spirts from such premises; and

WHEREAS, the rules of the New York State Liquor Authority (“SLA”) require that an Application Notice Form be sent to the municipality in which the premises are located at least thirty (30) days prior to filing for the license; and

WHEREAS, there being no known reason to object to the issuance of the requested licensee at that location and it is the desire of this Town Board to facilitate the issuance of the full On-Premises liquor license to the applicant to the extent practicable.

NOW, THEREFORE, BE IT

