

## Town of Union Planning Board Minutes

Tuesday, April 25, 2006

A regular meeting of the Town of Union Planning Board was held on Tuesday, April 25, 2006 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairperson McLain opened the meeting at 7:00 p.m. Unless otherwise noted, the Chair does not vote on motions.

Members present: A. Elwood, S. McLain, R. Signorelli, L. Miller, A. Paniccia, B. Seliga

Members absent: T. Crowley

Others present: Paul Nelson, Marina Lane

### I. APPROVAL OF MINUTES

Chairman McLain asked for any additions or corrections to the April 4, 2006 minutes.

Chairman McLain asked for a motion to approve the April 4, 2006 minutes as presented.

Motion made: R. Signorelli

Motion seconded: A. Paniccia

MOTION: Motion to approve minutes from April 4, 2006 as presented.

VOTE: **In Favor:** A. Elwood, R. Signorelli, L. Miller, B. Seliga, A. Paniccia

**Opposed:** None

**Abstained:** None

Motion Approved

### APPROVAL OF PUBLIC HEARING TRANSCRIPT

Chairman McLain asked for a motion to accept the revised transcript from the Legends at Dimmock Hill Public Hearing of April 4, 2006.

Motion made: L. Miller

Motion seconded: B. Seliga

MOTION: Motion to accept the revised transcript from the Public Hearing on the Legends at Dimmock Hill, held April 4, 2006.

VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, A. Paniccia, R. Signorelli

**Opposed:** None

**Abstained:** None

Motion Approved

### II. LEGENDS AT DIMMOCK HILL: 130 DIMMOCK HILL ROAD, DECISION ON SPECIAL PERMIT AND FINAL SITE PLAN REVIEW/DECISION

Mr. Watkins reported to the Board that they have addressed all issues raised by the Planning Board. The applicant presented the new Site Plan to the Planning Board.

Mr. Paniccia asked the applicant if the fence dimension could be 8 feet to the ground so no lights will shine underneath (the fence) towards the neighboring house. Mr. Watkins indicated he would like a small gap at the bottom for landscaping. He will accommodate Mr. Paniccia's request, leaving a small gap for landscaping (3-4 inches should be sufficient).

Mr. Paniccia presented Mr. Watkins with a photometric layout that he asked him to consider so he will have adequate lighting when using the facility at night. Mr. Watkins will review the layout with his engineer.

Mr. Signorelli asked if the entrance was one-way. Mr. Watkins indicated that it was and that there will be signs posted indicating one-way travel as well as angled parking spots.

Chairman McLain allowed brief comments from Ms. Peggy Burlingame, representing her son, Eric Burlingame. She asked if the fence could be 10 to 12 feet high instead of 8 feet high. Mr. Paniccia responded that he and Eric spoke and agreed to an 8 foot high fence that would stretch 175 feet. Mr. Paniccia indicated that the applicant had done a good job of meeting this request.

Ms. Burlingame asked about the direction of the lights. Mr. Paniccia responded that the lights Mr. Burlingame is concerned about will be 0.1 foot candles, which is minimal lighting with a shield.

Chairman McLain asked for the recommendations from the Planning Department. Ms. Lane read the Staff Recommendations as follows:

Comments were received from Broome County Department of Planning and Economic Development, Broome County Environmental Management Council, Binghamton Metropolitan Transportation Study, Broome County Health Department and Town Engineering Department.

The Town Planning Department recommends approval of Negative Declaration under the New York State Environmental Quality Review Act (SEQRA) and approval of the Special Permit and Site Plan for the construction of golf driving range, Pro-shop building and parking lot at 130 Dimmock Hill Road with the following conditions:

1. Hours of operation shall be limited to the following: Monday through Sunday, 10:00 a.m. to 10:00 p.m. at which time all range lights must be turned off.
2. The septic system must be approved by the Broome County Health Department prior to the issuance of the building permit.
3. Waste disposal containers must be enclosed in the storage area, and disposal must follow Town guidelines.
4. The parking lot shall be paved and striped prior to the Certificate of Occupancy.

5. A final landscaping plan shall be submitted to the Planning Department according to Town Code Article VI:205-38-40.
6. Fencing: A board on board perimeter fence shall be constructed on the north side of the property with the following dimensions: an eight foot fence from ground level running 175 feet along the north property line. Screening shall be placed along the street perimeter to prevent nighttime glare for the neighbors.
7. Lighting fixtures shall be arranged in a manner so as to not intrude upon adjoining properties.
8. The Town's Soil and Erosion Ordinance requires the swales/ditches to be designed and constructed to withstand the expected velocity of flow from a ten-year frequency storm without erosion (Chapter 171-5(G)).
9. If the proposed site improvements are not completed prior to the issuance of a temporary Certificate of Occupancy, the applicant shall provide a performance bond, letter of credit or other form of guarantee approved by the Town Attorney for the cost of site improvements not completed. The bond shall be posted to the Town Board prior to the issuance of the temporary or permanent Certificate of Occupancy. The bond shall cover a period of one (1) year.
10. The applicant shall apply to the Building Official for a sign permit. The sign details shall include the dimensions of any proposed ground sign and wall signs including the proposed letter style and colors. If applicable, the details shall show the height of ground signs above the existing grade. All temporary signs (including price signs), portable signs, searchlights, balloons, sidewalk and curb signs are prohibited. Signs that flash, blink, scintillate, rotate or move are not permitted. Banners, pennants and sandwich board signs are permitted at the opening of a new business for a total of ten (10) days after which they shall be removed.
11. As a condition of Site Plan approval, the property shall comply with the Town's sign ordinance at all times, specifically including, but not limited to, the placement of temporary signs, portable signs and banners.
12. Any revisions to the approved Site Plan shall be submitted to the Planning Board for review and approval prior to installation or construction.

Chairman McLain asked for a motion approving the Negative Declaration under SEQRA for Legends at Dimmock Hill.

Motion made: L. Miller  
Motion seconded: R. Signorelli

MOTION: Approving the Negative Declaration under SEQRA for Legends at Dimmock Hill.

VOTE: **In Favor:** A. Elwood, L. Miller, A. Paniccia, R. Signorelli  
**Opposed:** None  
**Abstained:** B. Seliga  
Motion Approved

Chairman McLain indicated that the letter of public comment from Eric Burlingame was entered into the record.

Chairman McLain asked for a motion approving Special Permit (subject to Site Plan Approval).

Motion made: A. Paniccia  
Motion seconded: A. Elwood  
MOTION: Approving Special Permit (subject to Site Plan Approval).  
VOTE: **In Favor:** A. Elwood, L. Miller, A. Paniccia, R. Signorelli  
**Opposed:** None  
**Abstained:** B. Seliga  
Motion Approved

Chairman McLain asked for a motion approving the Final Site Plan with the conditions mentioned (fencing, lighting).

Motion made: A. Elwood  
Motion seconded: L. Miller  
MOTION: Approving the Final Site Plan  
VOTE: **In Favor:** A. Elwood, L. Miller, A. Paniccia, R. Signorelli  
**Opposed:** None  
**Abstained:** B. Seliga  
Motion Approved

### III. SETTLERS WALK SUBDIVISION; FINAL SUBDIVISION REVIEW/APPROVAL

Mr. Rychlewski provided the Army Corps of Engineers' letter to the Planning Department. The letter was also provided to all Board members.

Ms. Lane indicated to the Board that on Condition 12 in the Staff Report these findings are addressed. The wetland was 0.08 of an acre. The regulation allows for the area of wetland to be disturbed up to .10 of an acre.

Mr. Wage asked if he could address those findings. He addressed the Board and indicated that the 0.08 acres was an analysis by a consultant hired by the applicant that included the area of the back micro pool. He believes that the wetland is larger than 0.08 acres. He felt that a biologist should have done an entire site review to analyze the total wetlands acreage on the site.

Mr. Nelson addressed Mr. Wage and reported that after the first public hearing, a representative from NYS DEC did visit and walk the site. At that time, there were no

mapped wetlands under the mapping system that both the state and federal governments use for wetlands. It was determined that the upper area where the micro pool is supposed to go had some wetland area. The DEC stated that it was the Army Corps of Engineers' jurisdictional wetlands. A consultant was hired to walk the property and submit the report to the Army Corps. The Army Corps sent an e-mail to the Planning Department, dated April 25, 2006, indicating that as long as the construction in that area does not exceed the .10 of an acre, that it will be considered in compliance with the Special Permit that was issued.

Mr. Nelson indicated that the Town of Union does not have jurisdiction over the wetlands, those are both state and federal issues, which is why they are typically referred during the environmental review process to the appropriate reviewing agency.

Mr. Rychlewski indicated that he has had this issue reviewed by the NYS DEC as well as the Army Corps of Engineers and has just received the determination by the Army Corps.

Chairman McLain indicated that the Board has the information it needs on this issue. She asked for recommendations from the Planning Department. Ms. Lane read the recommendations as follows:

The Planning Department recommends approval of the final subdivision plans with the following conditions:

1. The proposed subdivision is located in an area that has been deemed to be "underserved" in a recent parks capital improvement report. The applicant has opted to provide a cash donation in lieu of suitable dedicated parkland within the subdivision. Accordingly, the applicant shall submit a check for \$7,200.00 for the recreational trust fund prior to the Planning Board Chairperson signing the original plans.
2. The original plans shall be brought to the Planning Department for the Planning Board Chairperson's signature and filed in the Broome County Clerk's Office no later than June 23, 2006 or sixty (60) days after the Planning Board approval (*Section 181-14P*).
3. No work shall begin on the subdivision until the plat is recorded in the County Clerk's Office and submitted to the Planning Department. The original plans shall have the Broome County Health Department's stamp. A receipt from the Broome County Clerk's office shall be submitted to the Planning Department. One reproducible drawing and four (4) paper copies of the plans shall be submitted to the Planning Department. (*Section 181-14M, N, O and P*)
4. A copy of the contracted cost estimate for construction of all utility and street construction for Fox Run Drive shall be submitted to the Engineering Department no later than May 16, 2006 or in three weeks. (*Section 181-17A*). Estimates shall include all road construction items excluding the base and top coats of blacktop. Applicant shall submit a check payable to the Town of Union

in the amount of \$65,000.00 to cover the cost of the base and top coats of blacktop that will be installed by the Town.

5. The street deed and any easement descriptions shall be submitted to the Engineering Department for their review and approval by May 23, 2006, or in four weeks from Subdivision Approval.
6. The applicant is responsible to submit all deeds, easements, other appropriate legal documentation to convey to the Town, all improvements show on the subdivision plat no later than June 6, 2006, or in six weeks. The applicant shall submit a gains affidavit(s), real property transfer form(s), abstract(s), if required by the Town Attorney, and funds sufficient to record or file as the case any be, all legal documents. (*Section 181-16B*)
7. Conditions (1) through (6) must be satisfied, a performance bond or letter of credit for 100% of the subdivision improvements and deeds shall be submitted and accepted by the Town Board prior to any Building Permits being issued (*Section 181-15A*). The letter of credit, street deed, filing applications and fee shall be submitted to the Engineering Department (*Section 181-16B and C*).
8. Under Section 181-15A, conditions for final subdivision plan approval and issuance for a building permit is stated as follows: The approval of the subdivision plat shall not be deemed final until the applicant has completed all required subdivision improvements to the satisfaction of the Town and the improvements have been accepted by the Town Board until the applicant has filed a letter of credit which has been accepted by the Town Board and has offered for dedication all streets, easements and improvements.
9. Prior to the Town's acceptance of the street and utility improvements, one reproducible copy and two paper copies of the as-built drawings must be submitted to the Engineering Department. (*Section 181-19E*)
10. A maintenance bond a letter of credit or other guarantee approved by the Town Attorney for ten (10) percent of the cost of the construction of Fox Run Drive shall be presented to the Engineering Department for their review. Said bond shall be submitted to the Town Board for their acceptance. The bond shall cover a period of one (1) year. (*Section 181-19G*)
11. Any construction activity that disturbs one acre or more shall require a General Permit for Storm Water Discharges from New York State Department of Environmental Conservation. The permit is related to the construction activity. A Notice of Intent (NOI) is required to be submitted at least two days prior to starting construction. NYSDEC requires preparation of a storm water prevention plan, an on-site monitoring program, utilization of Best Management Practices and accurate documentation for record keeping prior to submitting the affidavit.
12. Wetland Issue: The Army Corps of Engineers has submitted an e-mail indicating that it agrees that the construction of micro pool #1 (between lots

numbered 8 and 9) is covered under Nationwide Permit #43: Storm Water Management Facilities. The Permit allows wetlands to be disturbed up to .10 acres. The existing wetland is approximately 0.08 acres in size.

- 13. Micro pool maintenance language that was submitted must be reviewed and approved by Town Attorney prior to sale of first lot.
- 14. The applicant shall revise the plans and SWPPP prior to commencement of work to show a second stabilized construction entrance at the proposed eastern road entrance.
- 15. The applicant shall submit typical lot details for an uphill lot and a down hill lot showing erosion control measures to be undertaken during construction.
- 16. Overall subdivision plans shall be revised to show erosion control measures that will be in place during construction. Construction will be phased so that there is no more than 5 acres of land disturbed (i.e., exposed soil) at any given time. A construction-phasing schedule shall be submitted prior to commencement of work.

Mr. Nelson noted that there was one other condition stipulated under the preliminary approval, which is the requirement of a licensed engineer during the compacting stages for the micro pools to make sure the soil is compacted properly in accordance with the plan.

Chairman McLain noted that the Negative Declaration under SEQRA had already been approved.

Chairman McLain asked for a motion to approve the final subdivision development plans for Settler's Walk.

Motion made: R. Signorelli  
 Motion seconded: L. Miller  
 MOTION: Approving the final subdivision development plans for Settler's Walk.  
 VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, A. Paniccia, R. Signorelli  
**Opposed:** None  
**Abstained:** None  
 Motion Approved

**IV. THE PINES AT STONEY CREEK: 1713, 1723 & 1727 FARM TO MARKET ROAD – RECOMMENDATION TO THE TOWN BOARD (PUD PRE-DEVELOPMENT PLAN)**

Mr. Nelson reported that prior to the Town Board conducting a public hearing for the proposed rezoning for the property on Twist Run Road and Farm to Market Road, the Planning Board is required to give an advisory opinion regarding the proposed change in zoning from agricultural to planned unit development (PUD) and also provide an advisory opinion to the Town Board regarding the proposed development. The Town has received some information from adjoining property owners with the biggest

concern expressed to date being the height of the proposed condominium building that will be constructed as part of the overall proposal.

The only recommendation that the Planning Department has to the Planning Board is that at some point in time, they will require a traffic study for the proposed development. There is a second development proposed in close proximity to this one and the Planning Department wants to address any traffic concerns prior to final approval. They recommend that both applicants hire one consultant to perform both studies, or if they hire independent consultants, that they share information regarding their process and findings to make sure all information is received.

Chairman McLain asked about the height of the proposed condominium building. Mr. Petkosky responded that the condominium, at this time, is proposed to be five stories. He also indicated he is considering five stories above grade and one story below.

Mr. Nelson indicated that if the property were developed under its current potential in the existing agricultural district, it would yield approximately 360 units and this proposal constitutes roughly half the density that could be developed under the existing zoning.

Chairman McLain asked for a recommendation that the Town Board approve the PUD.

Motion made: B. Seliga  
Motion seconded: L. Miller  
MOTION: Recommending the Town Board grant the PUD for The Pines at Stoney Creek  
VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, A. Paniccia, R. Signorelli  
**Opposed:** None  
**Abstained:** None  
Motion approved

**V. UNION CENTER FIRE STATION: 1807-1811 UNION CENTER MAINE HIGHWAY**

The Fire Company at 1807-1811 Union Center Maine Highway is planning to replace an existing fire station. The property is zoned CI and the proposed use is permitted by Special Permit. The call for a Special Permit Public Hearing on May 2, 2006 was contingent on ZBA approval. The Zoning Board of Appeals held a Public Hearing for the Fire Company for a determination on the number of parking spaces on April 20, 2006. The variance was approved. A Site Plan Review is required prior to the issuance of a building permit. As this is a straightforward site plan, this review is tentatively planned for May 2 also.

Chairman McLain asked for a motion calling for the Public Hearing on May 2, 2006 for the Union Center Fire Station.

Motion made: A. Elwood  
Motion seconded: R. Signorelli

MOTION: Calling for a Public Hearing on May 2, 2006 for the Union Center Fire Station.

VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, A. Paniccia, R. Signorelli  
**Opposed:** None  
**Abstained:** None  
Motion approved

**VI. HOMESTEAD VILLAGE SUBDIVISION: 4101 WATSON BOULEVARD (MOTION TO TABLE): PRELIMINARY SUBDIVISION REVIEW/DECISION (3 PHASES); FINAL SUBDIVISION REVIEW/DECISION ON 1<sup>ST</sup> PHASE**

Let the record reflect that R. Signorelli recused himself from this portion of the meeting.

Mr. Nelson reported that although it was planned to approve the preliminary and final approvals for Phase I this evening, there are minor revisions that still have to be made to the subdivision plans as well as to the storm water pollution prevention plan. This will be tabled until the May 2, 2006 meeting, assuming there will be a quorum for the May 2, 2006 meeting.

The Engineering Department has completed the estimate for the blacktopping and that has been given to Mr. Walsh. As soon as these minor issues are addressed, as well as some additional comments from Broome County Planning, the preliminary approval for all three phases and the final approval on Phase 1 will be done.

Chairman McLain asked for motion to table the preliminary subdivision review/decision for all three phases and final subdivision review/decision for Phase 1 until proposed revisions are completed (May 2, 2006).

Motion made: A. Elwood

Motion seconded: L. Miller

MOTION: Table preliminary subdivision review/decision for all three phases and final subdivision review/decision for Phase 1 until proposed revisions are completed (May 2, 2006).

VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, A. Paniccia,  
**Opposed:** None  
**Abstained:** R. Signorelli  
Motion approved

Mr. Nelson reported that all of the language regarding the easements has been committed to writing and executed by both parties, ensuring that the emergency access egress from Fairmont Park has been secured through the easements. There are both temporary and permanent easements that have been executed.

**VII. HOMESTEAD PUD: LOT C10 & HOMESTEAD ROAD: SKETCH PLAN**

Mr. Keith Barney with Walsh & Sons Construction presented the Board with drawings/plans to improve Homestead Road from Watson Boulevard to Beech Street.

They currently have a buyer for lot C10 and would like to have a 2-lot subdivision, with the road as one lot and C10 as the second lot. The storm water would be handled individually for lot C10. Upon sketch approval, they will prepare the preliminary development plan for lot C10, as well as finalize details for the upgrade of Homestead Road and return to the Board with preliminary development plans.

With the upgrades, Homestead Road will be deeded to the Town with a 50-foot right of way up to the intersection with Beech Street.

Mr. Nelson informed the Board that Chip (Charles) McElwee from Broome County Soil & Erosion was reviewing some of the plans submitted for the Homestead. The County is concerned that this project is being segmented for the purposes of SEQRA and storm water issues. The County is expected to submit these concerns in writing. Broome County's preference is for a storm water management plan that will address the development of the parcel comprehensively to avoid several/many different storm water management systems (one for each parcel, etc.). They have suggested that the developers submit a "worst case scenario" for storm water issues, etc.

Mr. Walsh responded that Walsh & Sons has no idea how many lots may be developed. The only thing they know for certain is that there is a buyer for lot C10. He indicated that there could be one buyer for the remainder of the parcel. They would like to come in on a lot by lot basis, subdivide it, handle the storm water issues on an individual lot basis. They are concerned about redesigning this plan over and over again.

Mr. Nelson replied that this request actually came from the NYS DEC, not the Town Planning Department. The County was specifically requested by the State to review the storm water management plans for this project. He suggested scheduling a meeting with Broome County and the DEC to see how they would like to see the storm water issues addressed as the project develops.

Mr. Nelson indicated there was no action required tonight on this issue because, under the subdivision regulations, a Public Hearing will have to be held on a subdivision. Mr. Nelson indicated that if a direction can be received by the County and NYS DEC regarding storm water, a Public Hearing may be called later in May (possibly May 23).

Mr. Barney indicated they would like the Board to approve the sketch plan for the one lot subdivision, which will then allow them to proceed with preliminary sketch plans for lot C10. They have an interested buyer for this property and would like sketch approval so a preliminary development plan can be prepared. Mr. Nelson indicated that the sketch phase is optional under the subdivision regulations. The Planning Department will draft a letter indicating the sketch plan for the one lot subdivision (contingent upon having the public road constructed) is approved by the Planning Board.

The Planning Department will have the preliminary plan on all three phases of the residential subdivision, the final on Phase 1 of the residential subdivision, as well as the amendment to the overall PUD done to remove the parking spaces from the conference facility ready for the May 2, 2006 meeting. The reason for the lower

number of parking spaces is that there was office space that is now hotel rooms, creating a lower parking space requirement.

Chairman McLain asked for a motion calling for a Public Hearing for subdivision approval of lot C10 and the development of Homestead Road for May 23, 2006.

Motion made: A. Paniccia

Motion seconded: L. Miller

MOTION: Calling for a Public Hearing for subdivision approval of lot C10 and the development of Homestead Road for May 23, 2006.

VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, A. Paniccia

**Opposed:** None

**Abstained:** R. Signorelli

Motion approved.

**VIII. MANLEY'S MIGHTY MART SIGN: 3225 EAST MAIN STREET, ENDWELL – ADVISORY OPINION TO THE ZBA**

Chairman McLain explained that an Advisory Opinion is required to the Zoning Board of Appeals on Manley's Mighty Mart's sign.

Mr. Nelson explained that one of the two large signs will be removed due to the change of gas distributor to Valero. He recommended that the Planning Board give a recommendation to the Zoning Board of Appeals recommending approval of the variance with the conditions listed below.

Mr. Nelson read the Staff Findings from the Planning Department into record:

The Planning Department recommends approval of the eight-foot sign variance. The sign for which the variance is requested is pre-existing and removal of the second sign will improve the aesthetics of the business district. Granting of the variance should be conditioned on the following:

1. A sign permit shall not be issued for changes to the easternmost sign that will remain until such time as the sign at the western end of the property is completely removed, including the foundation.
2. A sign permit shall not be issued for changes to the easternmost sign until such time as all existing illegal temporary signage is removed including, but not limited to, signs attached to fencing and the portable sign currently placed underneath the easternmost sign.
3. As a condition of the variance, the owner shall be required to maintain the property at all times in full compliance with the Town of Union sign ordinance. All temporary signs (including price and product signs), portable signs, searchlights, balloons, sidewalk and curb signs are prohibited. Signs that flash, blink, scintillate, rotate or move are not permitted.

4. Because the sign to be modified is preexisting, the variance shall not set precedent for variance applications for sign height or size for other locations.

Chairman McLain asked for a motion recommending an Advisory Opinion to the Zoning Board of Appeals recommending approval of the variance with the above-noted conditions.

Motion made: A. Elwood  
Motion seconded: R. Signorelli  
MOTION: Recommending an Advisory Opinion to the Zoning Board of Appeals recommending approval of the variance with the above-noted conditions.  
VOTE: **In Favor:** A. Elwood, L. Miller, B. Seliga, A. Paniccia, R. Signorelli  
**Opposed:** None  
**Abstained:** None  
Motion approved.

#### IX. GIANT AT WEST CORNERS: 412 DAY HOLLOW ROAD

Mr. Nelson presented and discussed preliminary plans for the new Giant store at the West Corners location on Day Hollow Road. He indicated that plans may be ready in finalized format for the meeting on May 23, 2006.

#### X. CONSTITUENT LETTER RESPONSE

Mr. Nelson presented a letter received from Michael J. Fitzpatrick, P.E., L.S. regarding the Homestead Development proposal. He also presented a proposed response by Chairman McLain for the Board's information. He asked that if there are any additional comments by Board members, that they e-mail them to him and he will incorporate them into the letter.

#### XI. ADJOURNMENT

Motion made: A. Paniccia  
Motion seconded: B. Seliga  
MOTION: Adjourning the meeting at 8:47 p.m.  
VOTE: **In Favor:** A. Elwood, R. Signorelli, L. Miller, B. Seliga, A. Paniccia  
**Opposed:** None  
**Abstained:** None  
Motion approved.

#### Meeting date

The next meeting and Public Hearing will be held on Tuesday, May 2, 2006 at 7:00 p.m.

Respectfully submitted,  
Kathleen C. Carney  
Transcriptionist