

In Re June OSPAC Meetings Nassau County Open Space & Parks
Advisory Committee
June 10, 2025

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REGULAR MEETING
of the
NASSAU COUNTY OPEN SPACE & PARKS
ADVISORY COMMITTEE

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Tuesday, June 10, 2025
4:04 p.m. to 4:20 p.m.

PARKS HEADQUARTERS
Administrative Building
1899 Hempstead Turnpike
East Meadow, New York

In Re June OSPAC Meetings Nassau County Open Space & Parks
Advisory Committee
June 10, 2025

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

2 Ralph Fumanti, Chair

3 Paolo Pironi, Vice-Chair

4 Samantha E. Seter

5 Monolita Mitra

6 Matthew T. Meng

7 Jason B. Steinberg

8 Ruka Anzai

9

10 Also Present:

11 Paul Spezio, Esq.

12 Greg Hoesl

13 Darcy Betyea, Parks Department Commissioner

14 Kevin Walsh, Esq.

15 Daniel P. Grippo, Esq.

16 Richard Soleynazadeh, Esq.

17 Ryan Brown, Esq.

18 Scott Johnson

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20 Stephanie O'Keefe - Court Reporter

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1 CHAIR FUMANTE: Okay, I'll call the
2 meeting to order.

3 Has everyone had a chance to read the
4 minutes that went out, May 13?

5 (Chorus of yeses.)

6 CHAIR FUMANTE: Any comments?

7 MR. STEINBERG: No.

8 MR. PIRONI: No.

9 CHAIR FUMANTE: I'll entertain a motion to
10 accept the minutes of May 13, 2025.

11 MR. PIRONI: Motion.

12 CHAIR FUMANTE: Motion to second?

13 MR. STEINBERG: Second.

14 CHAIR FUMANTE: All in favor?

15 (Chorus of ayes.)

16 Any opposed?

17 (No response.)

18 Any abstentions?

19 (No response.)

20 Motion carries. Thank you.

21 Alright, buddy, you're up.

22 MR. HOESL: Thank you.

23 First off, we have a vote for a use and
24 occupancy permit. This is OSPAC case 4 of
25 2025. An application for use and occupancy

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1 permits to Paddle Sports Unlimited, LLC.

2 Nassau County is requesting permission to
3 enter into the use and occupancy permit in
4 order to construct a state-of-the-art indoor
5 facility, which will contain eight full
6 panoramic padel courts and four professional
7 pickle ball courts.

8 The proposed indoor facility will be
9 constructed on a portion of Christopher Morley
10 Park known as the Boat Basin, you can see it
11 highlighted here in orange, which is located
12 just south the park's ice rink.

13 Nassau County had issued an RFP on
14 December 10, 2023 and ultimately selected
15 Paddle Sports Unlimited LLC as the winning
16 proposer.

17 The County wishes to provide for a
18 longterm operation and maintenance of the
19 premises consistent with recreational purposes.

20 It should be noted that the operator has
21 agreed to use commercially reasonable efforts
22 to obtain a certified ranking under the LEED
23 rating system for design and construction of
24 this facility.

25 DPW approves of this use and occupancy

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1 permit without condition.

2 The public comment period was opened at
3 the May 29th Planning Commission hearing and
4 was subsequently closed without any comment
5 from the public.

6 We have here today the representatives
7 from Paddle Sports Unlimited LLC. I have the
8 booklet if anyone wants to take another look,
9 and I will pass it over to you.

10 CHAIR FUMANTE: Does anybody have any
11 question about this?

12 (No response.)

13 No, we're good?

14 MR. PIRONI: We went over it in depth the
15 last time.

16 CHAIR FUMANTE: I don't hear any comment,
17 so I'll ask for a motion. Can I have a motion
18 approve, not approve?

19 MS. SETER: Approve.

20 MR. MENG: Second.

21 CHAIR FUMANTE: I have a second.
22 All in favor?

23 (Chorus of ayes.)

24 MR. ACCARDO: Any opposed?

25 (No response.)

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1 Any abstentions?

2 (No response.)

3 Thank you all.

4 MS. BETYEA: Okay. Thank you all for your
5 support, appreciate it.

6 CHAIR FUMANTE: Alright, next case.

7 MR. HOESL: Next, we have the introduction
8 of a new property today. This is OSPAC 5 of
9 2025.

10 It's an application to sell property to an
11 adjacent property owner. This is located just
12 northwest of 29 Irving Drive in the Hamlet of
13 Woodbury in the Town of Oyster Bay's R110
14 zoning district.

15 The parcel is approximately 16,000 square
16 feet, and fronts on Woodbury Road, which is a
17 County-owned roadway.

18 Nassau County is requesting permission to
19 sell this excess County-owned property to the
20 adjacent property owner. You may be able to
21 see it highlighted in green here, but that is
22 the home that wishes to purchase the property,
23 that's 29 Irving Drive.

24 The property is located just northwest of
25 29 Irving Drive. DPW approves of this sale

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1 without condition.

2 You may remember this, this application
3 previously came before you, it was previously
4 introduced to OSPAC as File Number 15 of 2010
5 when the County sought to sell the property to,
6 actually, 31 Irving Drive, which is just north
7 of that property.

8 OSPAC and Planning Commission approved
9 that sale, although the property was never
10 actually sold.

11 Then in 2020, the same property came back
12 again to OSPAC as it was proposed for transfer
13 to the Nassau County Land Bank for the
14 development of an affordable single-family
15 residence at the site. That ultimately was
16 never completed either. I believe there might
17 have been some opposition from the public at the
18 time.

19 And as such, it's back today before you
20 today, this time for sale to 29 Irving.

21 MR. PIRONI: Why didn't it sell in 2010?

22 MR. HOESL: 2010, I'm not sure, do you
23 know --

24 MR. WALSH: 2010, I wasn't involved within
25 the sale. I was involved with the Land Bank

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1 sale.

2 MR. HOESL: Okay, it was supposed to be
3 sold to 31 Irving Drive, I saw that.

4 MR. WALSH: A while ago.

5 MR. HOESL: Yeah.

6 MR. WALSH: And it didn't proceed.

7 MR. HOESL: It didn't proceed.

8 MR. WALSH: I can speak to the Land Bank a
9 little bit in the last year because the Land
10 Bank approved it in 2020.

11 Can I speak to it?

12 MR. HOESL: Yeah, please.

13 MR. WALSH: What happened was, the Land
14 Bank, after looking at the site -- I don't know
15 if you mentioned this, but it's a severely
16 sloped property, you can't really appreciate it
17 from the picture, I have been to the site a few
18 times and I'm not one who loves heights, and I
19 walked, like, five feet into this and stopped,
20 and thought, oh my God, if everybody drove into
21 this, you would be going into the homes that
22 are Irving behind it.

23 What it's become, unfortunately, is kind
24 of a dumping ground. It kind of looks like in
25 the picture, I think a landscaper might be

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1 dumping his debris. So it's -- you know, it
2 looks natural, but it's really something that's
3 becoming a dumping ground.

4 And the Land Bank decided, after going and
5 looking at an opportunity to grants and the
6 size of the slope, to build a retaining wall,
7 you know, even though it's a buildable lot,
8 it's just not feasible, so they rescinded the
9 contract. They had already approved the
10 contract. So we're back at square 1.

11 We decided -- we noticed one of the
12 properties to the north was also for sale, so
13 we said, let's reach out to adjoining property
14 owners, maybe somebody would be interested.

15 We did get an interest from a neighbor,
16 who then made us an offer, which is in the fair
17 market value range, we haven't named it yet, in
18 case somebody else -- have an attorney here for
19 that owner, so we're hoping to get it back on
20 the tax rolls and proceed with a straight fair
21 market value sale.

22 CHAIR FUMANTE: Remind me about the zoning
23 here, this piece of property can't be -- or it
24 can ever being broken off to a separate lot
25 because the Land Bank was going to do be a

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1 separate lot; is that's correct?

2 MR. HOESL: The zoning is Town of Oyster
3 Bay R110, that requires eighty feet of frontage
4 and 10,000 square feet of area, so it is a
5 buildable lot.

6 MR. PIRONI: How big is the property?

7 MR. HOESL: 16,000 square feet.

8 I mean there is even, maybe it can be
9 subdivided in two 8,000 square foot, they can
10 probably get variances for that.

11 MR. PIRONI: Definitely could.

12 CHAIR FUMANTE: Even with the steep slope?

13 MR. HOESL: Yeah.

14 CHAIR FUMANTE: Oyster Bay, that town
15 doesn't have a steep slope order on it?

16 MR. HOESL: Not that I'm aware. The
17 Planning Commission, though, we do, if it's
18 over 20 percent, we make the applicant provide
19 a sloped phasing safety plan with the
20 Commission, and this would definitely be over
21 25 percent.

22 MR. PIRONI: And they would have to go in
23 from of the Planning Commission.

24 CHAIR FUMANTE: Yes.

25 MR. MENG: Who owns the property north and

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1 south of that square?

2 MR. HOESL: North was some LLC, I don't
3 know if it's -- was a commercial use or not.

4 MR. WALSH: I can speak to that because I
5 have been to the site.

6 It was a florist shop business that
7 actually had a fire late last year, and burned.
8 That's why that property is now for sale. They
9 did have to demolish -- unfortunately, I
10 learned a little of the history, having lived
11 in the area, it had been one of the original
12 Woodbury post offices, and it became -- it
13 looked like a home, but I think it was a
14 florist, maybe a mixed use, and then -- it was
15 old, it was mid to late 19th Century structure
16 that had a significant fire last year and it
17 was demolished, so it's on the market
18 currently.

19 MR. MENG: And south of it?

20 MR. WALSH: South, I believe, is the
21 interested owner. There is a little paper
22 street in between, very narrow, you know, when
23 I looked at it, it looks like it's maybe
24 five-feet wide, and then there is a home to the
25 south, and I think that may be owned by your

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1 client.

2 MR. BROWN: Potential purchaser.

3 MR. WALSH: The potential purchaser.

4 CHAIR FUMANTE: The present bidder --

5 MR. PIRONI: I'm sorry to interrupt. Say
6 that again, what does the potential purchaser
7 own?

8 MR. HOESL: He also owns the property
9 directly to the south of this, as well as the
10 one on Irving --

11 MR. PIRONI: How big is that?

12 MR. HOESL: You can see the highlighted in
13 green here, this is the whole property.

14 MR. BROWN: And then that's a paper road
15 between.

16 CHAIR FUMANTE: The property owner is the
17 house that's right behind the property there,
18 or that wants to purchase the property, or is
19 it just outside?

20 MR. HOESL: Just outside, right here.

21 CHAIR FUMANTE: So that person that would
22 like to purchase the property that's up above
23 it, does it abut his or her property? I can't
24 tell from here.

25 MR. HOESL: Yeah, about, maybe ten feet on

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1 that paper street there, it's -- the corners
2 touch, essentially.

3 CHAIR FUMANTE: And the intent of the
4 individual that would like to purchase the
5 property?

6 MR. BROWN: He doesn't want someone to
7 build a house looking down on him, so he's
8 purchasing the land to be vacant right now.

9 CHAIR FUMANTE: So if we were to request
10 that it be merged into his existing property,
11 would he have a problem with that?

12 MR. BROWN: He might.

13 MR. PIRONI: Doesn't automatically merge,
14 if it's bought under the same company or
15 person?

16 MR. BROWN: Well, they can checkerboard
17 it.

18 MR. PIRONI: I don't think so.

19 CHAIR FUMANTE: At some point, you're
20 right, there's a time element from when you
21 purchase purchased and it's and title, normally
22 what happens between a married couple, the wife
23 owns one of it and the husband owns the other,
24 then it never happens.

25 MR. BROWN: Yes.

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1 CHAIR FUMANTE: The other piece of
2 property that the florist burnt down on is for
3 sale.

4 Now, is that commercial, because the
5 florist was a commercial property? I mean up
6 above it, I believe is commercial as well, that
7 black -- beyond the fire building, try to --

8 (Simultaneous speakers.)

9 MR. WALSH: I know it's mostly residential
10 in that immediate area, I don't know if just
11 north where the florist was that's --
12 commercial comes up pretty quickly, I just
13 don't know if it comes up right there. I think
14 there was residential at the Rose florist, I
15 believe.

16 MR. PIRONI: That whole street is
17 residential homes except for the florist, from
18 what I understand, because I have property by
19 there also, but I'm pretty sure that is all
20 residential, with the exception of the
21 florist --

22 MR. WALSH: That's my understanding,
23 that's what I recall, you get into commercial
24 area if you go another mile.

25 CHAIR FUMANTE: The florist might have

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1 been grandfathered by selling the property.

2 MR. SPEZIO: That's what I think it was.

3 MR. PIRONI: I think it's since been
4 rezoned.

5 CHAIR FUMANTE: Yeah.

6 Anybody else have any questions?

7 MR. MENG: So the purchaser wishes to keep
8 it vacant for the purpose of privacy?

9 MR. BROWN: Correct.

10 MR. MENG: But that lot doesn't sit behind
11 his or her house; is that correct?

12 MR. BROWN: Not directory behind it, no.

13 MR. MENG: Can you put a stipulation in
14 there that it remain vacant?

15 CHAIR FUMANTE: We can say --

16 (Simultaneous speakers.)

17 MR. WALSH: There is a lot that adjoins to
18 east, right, one lot.

19 MR. HOESL: Yes, 31 Irving Drive.

20 MR. WALSH: -- property to the south, but
21 there is just a paper street in between, that's
22 my understanding.

23 MR. HOESL: Yeah, there is nothing --
24 there is no lot here, where my mouse is, so,
25 yeah, that's either State owned or Town owned

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1 or whatever.

2 I think there was actually an easement
3 with the water district here, or there was or
4 something, that's what that paper street was
5 left over from.

6 CHAIR FUMANTE: Any other questions?

7 MR. MENG: It's a very congested area, I'm
8 familiar with that area too, it used to be Jack
9 and Rose Florist, and it did burn down. It
10 looked like it was gonna burn down for the past
11 30 years, and I can certainly appreciate
12 nothing be built there, the road is extremely
13 congested. I haven't passed it late in the
14 evening, but in the morning and the afternoon
15 and the evening, it's busy.

16 People are taking very good care of all
17 the properties on Irving Drive.

18 I don't know, you got -- you have got the
19 lot to the north for sale, you have got this
20 that's Nassau County and then you have that
21 questionable little piece to the south of it, I
22 cannot think of any real purpose it could serve
23 anybody except the immediate homeowners. It
24 could be a pocket park perhaps, Town of Oyster
25 Bay wants to --

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1 MR. WALSH: You couldn't walk on that
2 property, it's not safe.

3 MR. MENG: You're right.

4 MR. WALSH: Without building a million
5 dollar, I would think, retaining wall or
6 something.

7 MR. MENG: Yeah.

8 MR. WALSH: The picture doesn't show the
9 steepness of it.

10 MR. SPEZIO: Wasn't that the reason that
11 the Land Bank had to --

12 MR. WALSH: Yes.

13 MR. SPEZIO: -- that's relevant, I think
14 the Land Bank pulled out of the sale because
15 they realized it was much too difficult to
16 develop.

17 CHAIR FUMANTE: Well, I've seen worse, if
18 you go behind the -- in Oyster Bay, by the high
19 school, there's an interesting lot that they
20 swore nobody could build on, and they built two
21 houses on it.

22 Anyway, if there's no other question,
23 we'll move on.

24 (No response.)

25 I don't hear any, so I guess we'll move

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1 on.

2 Alright, any old business? I don't
3 believe so. Did you have something?

4 MR. PIRONI: Yeah, I just want to
5 reiterate about attendance, and how we have to,
6 you know -- everyone needs to really answer the
7 e-mails when they're sent out by Lauren and
8 Greg and, you know, answer them promptly, so we
9 understand if we can have a meeting, who is
10 going to showing up to the meeting, and just be
11 respectful of everybody's time. That's all.

12 CHAIR FUMANTE: Do you want to reiterate
13 the rules of attendance?

14 MR. PIRONI: Yeah, what's the rule, Paul
15 what's the rule? Is it twelve calendar or
16 twelve --

17 MR. SPEZIO: It says here, "If any member
18 of OSPAC attends less than 30 percent of the
19 meetings of OSPAC conducted during a 12-month
20 period, the position will be deemed vacant."

21 CHAIR FUMANTE: Okay.

22 MR. PIRONI: Thank you.

23 CHAIR FUMANTE: Okay, any new business?

24 (No response.)

25 No. We got a couple million bucks in the

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Open Space Fund.

The next meeting is July 8th, it's a Tuesday.

MS. MITRA: July 8th?

CHAIR FUMANTE: July 8th.

MS. MITRA: Okay.

CHAIR FUMANTE: Based on that, I'll ask for a motion to adjourn.

MR. PIRONI: Motion.

MR. MENG: Second.

CHAIR FUMANTE: All in favor?

(Chorus of ayes.)

Any opposed?

(No response.)

Any abstentions?

(No response.)

Motion carries.

Everybody have a good 4th of July.

(Time Noted: 4:20 p.m.)

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<p>& 4</p> <p>10th 20:15</p> <p>12month 18:19</p> <p>19th 11:15</p> <p>29th 5:3</p> <p>4th 19:18</p> <p>8th 19:2,4,5</p> <p>able 6:20</p> <p>about 5:11 9:22 12:25 18:5 (4)</p> <p>above 12:22 14:6</p> <p>abstentions 3:18 6:1 19:15</p> <p>abut 12:23</p> <p>accardo 5:24</p> <p>accept 3:10</p> <p>accurate 20:8</p> <p>action 20:11</p> <p>actually 7:6,10 11:7 16:2 (4)</p> <p>adjacent 6:11,20</p> <p>adjoining 9:13</p> <p>adjoins 15:17</p> <p>adjourn 19:8</p> <p>administrative 11</p> <p>advisory 5</p> <p>affordable 7:14</p> <p>after 8:14 9:4</p> <p>afternoon 16:14</p>	<p>again 7:12 12:6</p> <p>ago 8:4</p> <p>agreed 4:21</p> <p>already 9:9</p> <p>alright 3:21 6:6 18:2</p> <p>also 2:10 9:12 12:8 14:19 (4)</p> <p>although 7:9</p> <p>am 20:10,12</p> <p>another 5:8 14:24</p> <p>answer 18:6,8</p> <p>anybody 5:10 15:6 16:23</p> <p>anyone 5:8</p> <p>anyway 17:22</p> <p>anzai 2:8</p> <p>applicant 10:18</p> <p>application 3:25 6:10 7:2</p> <p>appreciate 6:5 8:16 16:11</p> <p>approve 5:18,18,19</p> <p>approved 7:8 8:10 9:9</p> <p>approves 4:25 6:25</p> <p>approximately 6:15</p> <p>are 8:22 16:16</p> <p>area 10:4 11:11 14:10,24 16:7,8 (6)</p> <p>ask 5:17 19:7</p> <p>attendance 18:5,13</p> <p>attends 18:18</p>	<p>attorney 9:18</p> <p>automatically 13:13</p> <p>aware 10:16</p> <p>ayes 3:15 5:23 19:12</p> <p>b 2:7</p> <p>back 7:11,19 9:10,19 (4)</p> <p>ball 4:7</p> <p>bank 7:13,25 8:8,10,14 9:4,25 17:11,14 (9)</p> <p>based 19:7</p> <p>basin 4:10</p> <p>bay 10:3,14 16:25 17:18 (4)</p> <p>bay's 6:13</p> <p>became 11:12</p> <p>because 8:9 9:25 11:4 14:4,18 17:14 (6)</p> <p>become 8:23</p> <p>becoming 9:3</p> <p>before 7:3,19</p> <p>behind 8:22 12:17 15:10,12 17:18 (5)</p> <p>being 9:24</p> <p>believe 7:16 11:20 14:6,15 18:3 (5)</p> <p>between 11:22 12:15 13:22 15:21 (4)</p> <p>betyea 2:13 6:4</p> <p>beyond 14:7</p> <p>bidder 12:4</p>
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<p>big 10:6 12:11</p> <p>bit 8:9</p> <p>black 14:7</p> <p>blood 20:11</p> <p>boat 4:10</p> <p>booklet 5:8</p> <p>bought 13:14</p> <p>broken 9:24</p> <p>brown 2:17 12:2,14 13:6,12,16,25 15:9,12 (9)</p> <p>bucks 18:25</p> <p>buddy 3:21</p> <p>build 9:6 13:7 17:20</p> <p>buildable 9:7 10:5</p> <p>building 11 14:7 17:4</p> <p>built 16:12 17:20</p> <p>burn 16:9,10</p> <p>burned 11:7</p> <p>burnt 14:2</p> <p>business 11:6 18:2,23</p> <p>busy 16:15</p> <p>c 2:1 20:1,1</p> <p>calendar 18:15</p> <p>call 3:1</p> <p>came 7:3,11</p> <p>can 4:10 5:17 8:8,11 9:24 10:8,9 11:4 12:12 13:16 15:13,15 16:11 18:9 (14)</p>	<p>can't 8:16 9:23 12:23</p> <p>cannot 16:22</p> <p>care 16:16</p> <p>carries 3:20 19:17</p> <p>case 3:24 6:6 9:18</p> <p>century 11:15</p> <p>certainly 16:11</p> <p>certified 4:22</p> <p>certify 20:7,10</p> <p>chair 2:2 3:1,6,9,12,14 5:10,16,21 6:6 9:22 10:12,14,24 12:4,16,21 13:3,9,19 14:1,25 15:5,15 16:6 17:17 18:12,21,23 19:5,7,11 (32)</p> <p>chance 3:3</p> <p>checkerboard 13:16</p> <p>chorus 3:5,15 5:23 19:12 (4)</p> <p>christopher 4:9</p> <p>client 12:1</p> <p>closed 5:4</p> <p>comes 14:12,13</p> <p>comment 5:2,4,16</p> <p>comments 3:6</p> <p>commercial 11:3 14:4,5,6,12,23 (6)</p> <p>commercially 4:21</p> <p>commission 5:3 7:8 10:17,20,23 (5)</p> <p>commissioner 2:13</p>	<p>committee 5</p> <p>company 13:14</p> <p>completed 7:16</p> <p>condition 5:1 7:1</p> <p>conducted 18:19</p> <p>congested 16:7,13</p> <p>consistent 4:19</p> <p>construct 4:4</p> <p>constructed 4:9</p> <p>construction 4:23</p> <p>contain 4:5</p> <p>contract 9:9,10</p> <p>corners 13:1</p> <p>correct 10:1 15:9,11</p> <p>could 10:11 16:22,24 17:20 (4)</p> <p>couldn't 17:1</p> <p>county 4 4:2,13,17 6:18 7:5,13 16:20 20:3 (9)</p> <p>countyowned 6:17,19</p> <p>couple 13:22 18:25</p> <p>court 2:20</p> <p>courts 4:6,7</p> <p>currently 11:18</p> <p>daniel 2:15</p> <p>darcy 2:13</p> <p>day 20:15</p> <p>debris 9:1</p>
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