



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: OCTOBER 26, 2021

AGENDA ITEM SECTION: DISCUSSION ITEMS

AGENDA ITEM NO. : 1

AGENDA ITEM: CONSIDER RESOLUTION FOR REFERRAL OF SITE PLAN APPLICATION FOR PROPERTY AT 417 BROADWAY (SACRED HEART CHURGH) TO THE PLANNING BOARD

ITEM BACKUP DOCUMENTATION:

1. MEMORANDUM DATED OCTOBER 4, 2021 FROM ED MANLEY/LAND USE OFFICER TO LIZ DREAPER/VILLAGE CLERK
2. AFFIDAVIT OF NOTICE
3. SITE PLAN APPLICATION
4. DRAWINGS
5. DRAFT RESOLUTION



Memo, Agenda Item

To: Liz Dreaper
From: Ed Manley
CC:
Date: 10/4/2021
Re: 10-12-21

Please place on the 10-12-21 BOT agenda a referral from the Building Official for the Board to review an application from 417 Broadway (Sacred Heart Church).

Item: "Refer to Planning Board, site plan review of expanded parking & new lighting at Sacred Heart Church."

BI comments: This is in the DG zone, so is the final approval of the BOT. The expansion of additional blacktop is within code and is being off-set by a proposed new storm water retention system but the photo metrics of the new lighting should be reviewed to assure it is not intrusive upon any neighboring properties.

Ed Manley
Land Use Officer



VILLAGE OF DOBBS FERRY
 112 Main Street
 Dobbs Ferry, New York 10522
 TEL: (914) 231-8500 • FAX: (914) 693-3470



Affidavit of Notice

STATE OF NEW YORK)
) ss.:
 COUNTY OF WESTCHESTER)

I, Steven Formicola, having been duly sworn, hereby deposes and says:

1. On 9/23/21 I forwarded the notice attached as Exhibit 1 by Certified Mail to owners of properties within a 200' radius of the property located at: 417 Broadway, Dobbs Ferry, NY which is the subject of review for certain land use approvals in the Village of Dobbs Ferry; and
2. I have attached as Exhibit 2 the mailing list of the relevant property owners requested and received from the Town of Greenburgh Tax Assessor located at 177 Hillside Ave. White Plains, NY 10607, 914-989-1520, assessor@greenburghny.com; and
3. I have retained proof of these mailings and will make them available upon request or as otherwise required by the Village of Dobbs Ferry.

Dated: Mount Vernon, New York
September 23rd, 2021

Signed: [Signature]
 Print name: Steven Formicola

Sworn to before me this
23rd day of September, 2021

[Signature]
 Notary Public

Sugunyah Kaewching
 Commissioner of Deeds, City of Mount Vernon
 Cert. Filed in Westchester County
 Commission Expires on 12/31/2022

Date Mailed 9/23/21
Via Certified Mail

Dear Neighbor:

This is a notification that the owner of the property located at: _____

417 Broadway, Dobbs Ferry, NY 10522

Owner name: Sacred Heart Church

Has filed an application with the Village of Dobbs Ferry to do the following: _____

To remove and replace existing parking area, add additional lighting and enhance landscape and drainage.

The applicant will present the proposal to the following checked Board/Boards at their next available meeting. Please check the calendars and agendas on the village web site for the exact date they will first appear before the board:

-
- o Board Of Trustees; meet 2nd & 4th Tuesdays at 6:30 PM
 - o Planning Board; meet 1st Thursday at 7:30 PM
 - o Zoning Board of Appeals; meet 2nd Wednesday at 8:00 PM
 - o Architectural & Historic Review Board; meet 2nd & 4th Mondays at 8:00 PM
-

Effective June 24, 2021, Dobbs Ferry's boards will be conducting public meetings/hearings using a hybrid format. Board members will be attending in-person at the Board Room at Village Hall. Applicants have the option to participate in person or connecting remotely using Zoom video option. Residents and other interested parties have the option to participate by either attending the meeting in person or connecting remotely using Zoom virtual technology by internet or phone using the general webinar instructions on the meeting agenda. You may use the webinar controls to raise your hand. If participating by Zoom phone option, push *9 to raise your hand and *6 to unmute yourself. To simply watch public meetings, as always, they will be broadcast live on Optimum/Altice Ch.75 and on Verizon Ch.46, as well as stream live on YouTube Go to: <https://www.youtube.com/user/VillageOfDobbsFerry>

For Public Hearings that you cannot attend by any means, we will accept emailed comments in advance of the hearings. Please email BoardComments@DobbsFerry.com by 10am the day before the hearing. For Zoom participants we will also enable the option for participants to "raise their hand" and voice their concern or question.

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
3.40-4-9	3.40-4-9	3.40-4-9	0 BROADWAY	SCHOOL DISTRICT NO 3		505 BROADWAY		DOBBS FERRY	NY	10522
3.50-16-30	3.50-16-30	3.50-16-30	460 BROADWAY	RACANELLI, MARIA		63 MAIN STREET		DOBBS FERRY	NY	10522
3.80-41-13	3.80-41-13	3.80-41-13	12 CEDAR ST	MATOSHI BROTHERS LLC		12 CEDAR ST		DOBBS FERRY	NY	10522
3.80-41-14	3.80-41-14	3.80-41-14	10 CEDAR ST	RED STAR REALTY CORP		579 BROADWAY		HASTINGS ON HUDSON	NY	10708
3.80-41-15	3.80-41-15	3.80-41-15	6 CEDAR ST	PGS EQUITES INC		1730 CENTRAL PARK AVE., 3RD FLOOR		YONKERS	NY	10710
3.80-41-16	3.80-41-16	3.80-41-16	0 CEDAR ST	397 BROADWAY CORP	ATTN: 397 BROADWAY CORP	397 BROADWAY		DOBBS FERRY	NY	10522-3342
3.80-41-17	3.80-41-17	3.80-41-17	2 CEDAR ST	2 CEDAR ST CONTRACTING INC		2 CEDAR ST		DOBBS FERRY	NY	10522
3.80-41-18	3.80-41-18	3.80-41-18	0 CEDAR ST	397 BROADWAY CORP	ATTN: 397 BROADWAY CORP	397 BROADWAY		DOBBS FERRY	NY	10522-3342
3.80-41-19	3.80-41-19	3.80-41-19	391 BROADWAY	JERKAN REALTY ASSOCIATES		369 BROADWAY		DOBBS FERRY	NY	10522
3.80-41-20	3.80-41-20	3.80-41-20	397 BROADWAY	397 BROADWAY CORP	ATTN: FOREIGN CAR CLINIC	397 BROADWAY		DOBBS FERRY	NY	10522
3.80-41-21	3.80-41-21	3.80-41-21	17 ROCHAMBEAU AVE	CASINO, ROBERT J		17 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-41-22	3.80-41-22	3.80-41-22	21 ROCHAMBEAU AVE	KUMAR, BOBBY		21 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-41-23	3.80-41-23	3.80-41-23	0 ROCHAMBEAU AVE	BROCCOLI, SCOTT		548 BROADWAY		DOBBS FERRY	NY	10522
3.80-41-24	3.80-41-24	3.80-41-24	33 ROCHAMBEAU AVE	BROCCOLI, PETER	BROCCOLI, LORRAINE	33 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-41-31	3.80-41-31	3.80-41-31	30 ROCHAMBEAU AVE	PINA, MIGUEL	PINA, CARLOTA	30 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-41-32	3.80-41-32	3.80-41-32	28 ROCHAMBEAU AVE	GOLDIE, BENJAMIN		28 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-41-33	3.80-41-33	3.80-41-33	26 ROCHAMBEAU AVE	RAY, LESLIE		26 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-41-34	3.80-41-34	3.80-41-34	18 ROCHAMBEAU AVE	KLEIN TRUST, ELLEN		18 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-41-35	3.80-41-35	3.80-41-35	14 ROCHAMBEAU AVE	GHAI, ORAN, LAURALYNN		14 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.80-47-1	3.80-47-1	3.80-47-1	0 BROADWAY	STOP & SHOP SUPER CO		P. O. BOX 6500		CARLISLE	PA	17013
3.80-47-2	3.80-47-2	3.80-47-2	390 BROADWAY	STOP & SHOP SUPERMARKET COMPAN		P. O. BOX 6500		CARLISLE	PA	17013
3.90-48-1	3.90-48-1	3.90-48-1	443 BROADWAY	DEPAOLA, LUIGI		443 BROADWAY		DOBBS FERRY	NY	10522
3.90-48-2	3.90-48-2	3.90-48-2	12 ROCHAMBEAU AVE	EYGES, JENNIFER	EYGES, ERIC	12 ROCHAMBEAU AVE		DOBBS FERRY	NY	10522
3.90-50-12	3.90-50-12	3.90-50-12	12 MAPLE ST	VENDITTO 50%, ANTHONY QUA	PORPORA 50%, JOHN	86 WESLAKES DRIVE		THORNWOOD	NY	10594
3.90-50-13	3.90-50-13	3.90-50-13	456 BROADWAY	BROADWAY MAPLE PROPERTIES		199 WASHINGTON AVE		DOBBS FERRY	NY	10522
3.90-50-14	3.90-50-14	3.90-50-14	450 BROADWAY	BECK, JOHN		450 BROADWAY		DOBBS FERRY	NY	10522
3.90-50-16	3.90-50-16	3.90-50-16	434 441 BROADWAY	ARILENA REALTY LTD		444 BROADWAY		DOBBS FERRY	NY	10522
3.90-50-17	3.90-50-17	3.90-50-17	1 ASHFORD AVE	GETTY NY LEASING, INC		292 MADISON AVENUE 9TH FLOOR		NEW YORK	NY	10017-6316
3.90-50-18	3.90-50-18	3.90-50-18	11 ASHFORD AVE	MWJ REALTY CO INC	ATTN: HERB JACKENTHAL	P. O. BOX 1159	REAL ESTATE PROPERTY TAX	DEERFIELD	IL	60015
3.90-56-1	3.90-56-1	3.90-56-1	420 BROADWAY	POWER, TEST REALTY COMPLP	ATTN: GETTY PETR MARKETING	292 MADISON AVENUE 9TH FLOOR		NEW YORK	NY	10017-6316
3.90-56-2	3.90-56-2	3.90-56-2	414 BROADWAY	ESTHERWOOD LLC	C/O STOP & SHOP SUPERMARKETS	P. O. BOX 6500		CARLISLE	PA	17013
3.90-57-11	3.90-57-11	3.90-57-11	2 ASHFORD AVE	2 ASHFORD REALTY LLC		29 KELLER LN		DOBBS FERRY	NY	10522
3.90-57-12	3.90-57-12	3.90-57-12	12 ASHFORD AVE	ASHFORD DOBBS FERRY, LLC		5210 F. WILLIAMS CIR SUITE 800	C/O WATERFALL, ECONOMIDIS P C	TUCSON	AZ	85711



Village of Dobbs Ferry Site Plan Application

Please check appropriate box:

Preliminary Date _____ Final Date _____

Name of proposed development NOT APPLICABLE

Applicant:

Name Sacred Heart Church

Address 417 Broadway

Dobbs Ferry NY

Telephone 914-693-0119

Plan Prepared By:

Name AZ ASSOCIATES

Address 7 SOUTH RIDGE ROAD

Brookfield CT. 06804

Telephone 914-304-1494

Owner (if different):

If more than one owner, provide information for each:

Name SAME

Address _____

Telephone _____

Ownership intentions, i.e., purchase options USE OF CHURCH

Location of site 417 Broadway

Tax map description:

Sheet Block 390 Lot/Parcel 49-1.1

Current Zoning Classification _____

State and federal permits needed (list type and appropriate department):

NONE

Proposed uses(s) of site EXISTING PARKING AREA - upgrades

Total site area (square feet or areas) 12,000

Anticipated construction time 2 weeks.

Will development be staged? NO + A Development

Current land use of site (agriculture, commercial, undeveloped, etc.) Religious.

Current condition of site (buildings, rush, etc.) Paved

Character of surrounding lands (suburban, agriculture, wetlands, etc.) Commercial/
Residential Mix

Estimated cost of proposed improvement \$ 480,000.00

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

NONE

Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

For nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

Other proposed structures.

(Use separate sheet if needed)

THE AREA IS CURRENTLY USED FOR CHURCH PARKING & WILL REMAIN SAME, WITH IMPROVEMENTS TO LIGHTING AND PAVEMENT.

STATE OF NEW YORK)

COUNTY OF WESTCHESTER) SS:

VILLAGE OF DOBBS FERRY)

STAN SCAVONE being duly sworn, deposes

and says, that (s)he resides at Azempk N.Y

that (s)he is the authorized owner/representative of the owner and that the foregoing answers are true to the best of (his) knowledge and belief, that the plat if approved by the Planning Board will be filed in the Office of the County clerk within ninety (90) days following the date approval and that all regulations of the Planning Board have been Complied.

[Signature]

SWORN TO BEFORE ME THIS 24th DAY

OF September 20 21

FLORENCE FARLAPIANO
Commissioner of Deeds, City of Yonkers
Cert. Filed in Westchester County
Commission Expires on 12-31-2022

[Signature]

Processed Development - N/A

Name _____

Applicant:
Name _____
Address _____
Telephone _____

Procedural Sequence

Date

Initial contact with enforcement
Officer
Pre-submission conference Preliminary application
Fee paid: Amount \$ _____
Public hearing notice
Public hearing
Tentative action:

Approval

Approval with modification
Disapproval
Resubmitted

Lapse date for final approval Final application

Referral

Comments returned Final Action:

Approval

Approval with modifications Conditions satisfied

Disapproval

Resubmitted

Building permit granted

Performance bond required

Amount

Period

Improvements covered

Performance bond satisfied

Site Development Plan Review

Checklist (cont'd)

<u>Technical Considerations</u>	<u>Item Satisfied</u>
North arrow, scale date	<input checked="" type="checkbox"/>
Property boundary, dimensions and angles	<input checked="" type="checkbox"/>
Easements and deed restrictions	<input type="checkbox"/>
Names, locations and widths of adjacent streets	<input type="checkbox"/>
Land use, zoning, ownership and physical improvement of adjacent properties	<input type="checkbox"/>
Conformity with comprehensive plan	<input type="checkbox"/>
Impact on environs:	<input type="checkbox"/>
Land use Transportation	<input type="checkbox"/>
Community facilities and services	<input type="checkbox"/>
Aesthetics	<input type="checkbox"/>
Environmental, i.e. air, water, noise, etc.	<input type="checkbox"/>
Energy conservation	<input type="checkbox"/>
Historic preservation	<input type="checkbox"/>
Environmental Impact statement	<input type="checkbox"/>
Existing, on-site physical improvements	<input checked="" type="checkbox"/>
Existing natural features:	<input checked="" type="checkbox"/>
Geological features	<input type="checkbox"/>
Soil characteristics	<input type="checkbox"/>
Topography	<input type="checkbox"/>
Vegetation	<input type="checkbox"/>
Hydrologic features	<input type="checkbox"/>
Proposed development:	<input type="checkbox"/>
Grading and drainage plan	<input type="checkbox"/>
Buildings and other structures	<input type="checkbox"/>
Improvements such as parking, Storage and Recreation areas	<input type="checkbox"/>
Vehicular and pedestrian ways including ingress and egress	<input type="checkbox"/>
Utility lines and appurtenances	<input type="checkbox"/>

Site plan Application
Page 6 of 6

Outdoor lighting and public
address systems

Outdoor signs
Landscaping plans
Architectural plans
Materials specifications
Construction schedule
ADA Compliance

<input checked="" type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	

SEQ.

PROJECT I.D. NUMBER

617.21
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR CHURCH OF SACRED HEART	2. PROJECT NAME PARKING IMPROVEMENTS
3. PROJECT LOCATION: Municipality DOBBS FERRY County WESTCHESTER	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) 417 BROADWAY CORNER OF ROCHAMBEAU	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY: IMPROVE EXISTING PARKING LOT BY RESURFACING AND INSTALLING NEW PARKING AREA + ADDITIONAL LIGHTING.	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately N/A acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input checked="" type="checkbox"/> Other Describe: RELIGIOUS	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) and permit/approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/Sponsor Name: ANTHONY ZAVO	Date: 9-24-21
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:**

- C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly.**

- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.**

- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.**

- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.**

- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.**

- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.**

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly.

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination.

 Name of Lead Agency

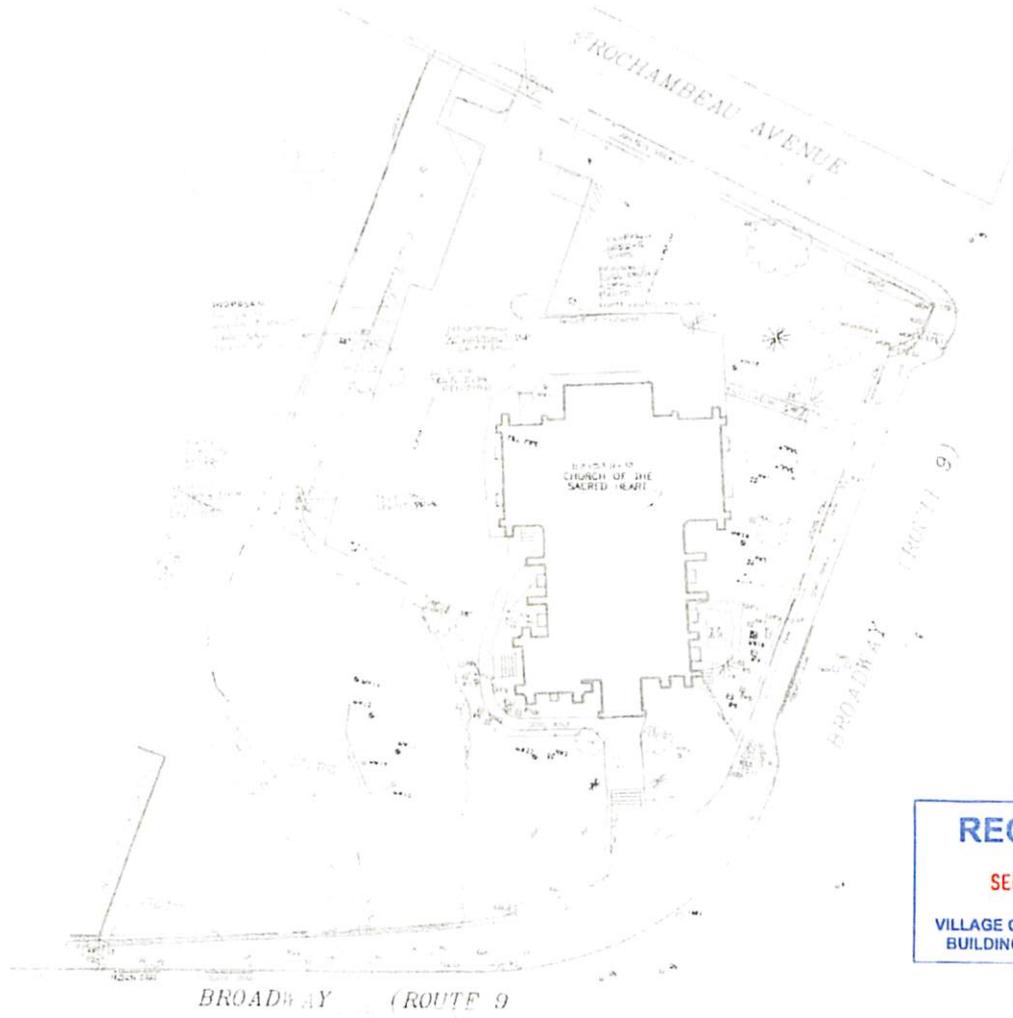
 Title of Responsible Officer

Print or Type Name of Responsible Officer in Lead Agency

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

 Date



Zoning Chart

Proposed Use	Permitted	Conditional	Prohibited
Church	Yes	No	No
Office	No	No	No
Residential	No	No	No
Commercial	No	No	No
Industrial	No	No	No
Public Use	Yes	No	No
Other	No	No	No

RECEIVED
 SEP 24 2021
 VILLAGE OF DOBBS FERRY
 BUILDING DEPARTMENT



EDGE DETAIL ASPHALT PAVEMENT
 SCALE: 1"=10'



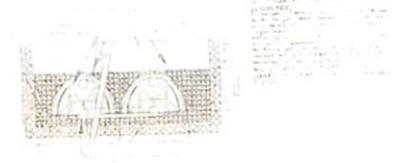
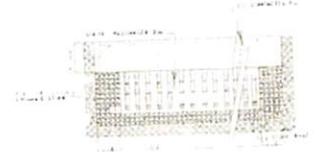
1" ASPHALT TOP COURSE
 SCALE: 1"=10'



SCALE: 1"=10'



1" CONCRETE APRON
 SCALE: 1"=10'

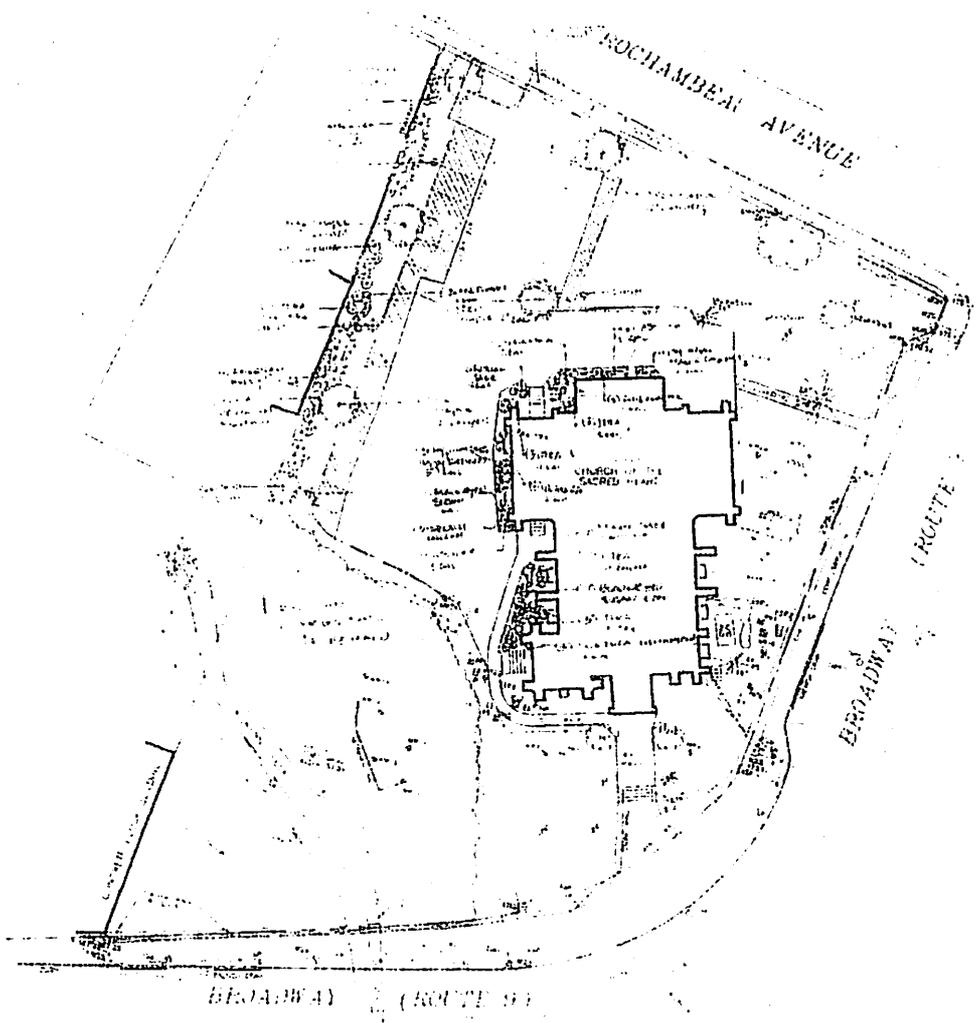


SCALE: 1"=10'

SITE PLAN FOR PARKING LOT IMPROVEMENTS

SHEET 1
 AZ ASSOCIATES LTD
 DESIGN & ARCHITECTURAL CONSULTANTS





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