VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK  STATE OF NEW YORK  

ZONING BOARD OF APPEALS  
REGULAR SESSION  

Third Street Fire Station  
Greenport, New York  

September 17, 2019  
6:00 p.m.  

BEFORE:  
JOHN SALADINO - CHAIRMAN  
DAVID CORWIN - MEMBER  
DINI GORDON - MEMBER  
JACK REARDON - MEMBER  
ARTHUR TASKER - MEMBER  

ROBERT CONNOLLY - ZONING BOARD ATTORNEY  
PAUL PALLAS - VILLAGE ADMINISTRATOR  
KRISTINA LINGG - CLERK TO THE BOARD  

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(The meeting was called to order at 6:02 p.m.)

CHAIRMAN SALADINO: Hey, folks. This is the regular meeting of the Village of Greenport Zoning Board of Appeals.

Item No. 1 is a motion to accept the minutes of the August 20th, 2019 Zoning Board of Appeals meeting. So moved.

MEMBER GORDON: Second.

CHAIRMAN SALADINO: All in favor?

MEMBER GORDON: Aye.

MEMBER REARDON: Aye.

MEMBER CORWIN: Aye.

CHAIRMAN SALADINO: Arthur did you vote?

And I'll vote aye.

MEMBER TASKER: Yes.

CHAIRMAN SALADINO: Item No. 2 is motion to schedule the next Zoning Board of Appeals meeting for Tuesday, October 15th, 2019 at 6 p.m., at the Third Street Fire Station, Greenport, New York 11944.

MR. CORWIN: Second,

CHAIRMAN SALADINO: Wait. Did we -- did we -- did I -- did I miss something, Kristina, to accept -- to approve minutes? I apologize, folks. My brain is working faster than my mouth.
So Item No. 2 is to -- a motion to schedule the meeting, David seconded it. All in favor?

MEMBER CORWIN: Aye.
MEMBER GORDON: Aye.
MEMBER REARDON: Aye.
MEMBER TASKER: Aye.
CHAIRMAN SALADINO: And I'll vote aye. Do we have a -- do we have an agenda to approve the minutes?

MS. LINGG: We didn't have a July meeting.
CHAIRMAN SALADINO: But we had -- we had --
MEMBER GORDON: So August?
CHAIRMAN SALADINO: -- a June meeting.
MS. LINGG: It was approved last month.
MEMBER GORDON: Yeah.
CHAIRMAN SALADINO: In August?
MEMBER GORDON: Yes, we did. So we'll -- does that mean we will approve the August meeting minutes next time?

MS. LINGG: Correct.
MEMBER GORDON: Now we're just accepting it.
MS. LINGG: Yes.
MEMBER GORDON: Okay.
CHAIRMAN SALADINO: Okay.
MEMBER TASKER: Mr. Chairman, if I may, I
will be absent for the October 15 meeting.

CHAIRMAN SALADINO: Do you have a note?

MEMBER TASKER: I'll get one.

CHAIRMAN SALADINO: Okay. Before we get to the public hearing, just so we can get this out of the way, there's a little -- we have three findings that -- from previous applications. One is a motion to accept the findings and determination in the matter of the application of Florence P. Roth and Stacy Tesseman. And the Suffolk County Tax Map number is 1001-002-00-006-025. So moved.

MEMBER TASKER: Second.

CHAIRMAN SALADINO: I understand, the members, that we got these late today. If anybody's uncomfortable voting, we can certainly hold these off until next month. But if everybody's comfortable voting, we'll vote on it.

MEMBER REARDON: You comfortable?

MEMBER GORDON: I've read them. Yes, I'm perfectly comfortable.

CHAIRMAN SALADINO: All right. So moved. Is there a second?

MEMBER TASKER: Second.

CHAIRMAN SALADINO: All in favor?
MEMBER REARDON: Aye.
MEMBER TASKER: Aye.
MEMBER CORWIN: Aye.
MEMBER GORDON: Aye.
CHAIRMAN SALADINO: And I'll vote aye.
The second one is a motion to accept the findings and determinations in the matter of the application of 110 South Street, Greenport, New York. Suffolk County Tax Map number is 1001-4-6-34-6. So moved.
MEMBER GORDON: Second.
CHAIRMAN SALADINO: All in favor?
MEMBER REARDON: Aye.
MEMBER TASKER: Aye.
MEMBER GORDON: Aye.
CHAIRMAN SALADINO: Any opposed?
MR. CORWIN: Opposed, nay.
CHAIRMAN SALADINO: And one nay. And I'll vote aye.
And the last one is -- there's going to be a small correction, there's a typo. It's a motion to accept the findings and determinations in the matter of the application of -- the applicant is 622 First Street Greenport Incorporated, but the address is 112 South
Street, and that's Greenport, New York. And the
Suffolk County Tax Map is 1001-4-6-32.

MEMBER GORDON: So the -- there is an error
on the second page of this determination. It
says -- it says the subject property is located
at 622 First Street. 622 First Street is the
name of the corporation, but the subject property
is at 112, adjacent to 110. So these two lines
should be changed to be correct.

CHAIRMAN SALADINO: Are the members
comfortable with that correction? And the Clerk
of the Boards can kind of make that correction?

MS. LINGG: Yes.

MEMBER TASKER: Uh-huh.

MEMBER GORDON: Yeah, the subject property
is definitely at 112 South Street.

CHAIRMAN SALADINO: Okay. So I'm going to
make that motion, so moved.

MEMBER REARDON: Second.

CHAIRMAN SALADINO: All in favor?

MEMBER GORDON: Aye.

MEMBER REARDON: Aye.

MEMBER TASKER: Aye.

CHAIRMAN SALADINO: Any opposed?

MR. CORWIN: Nay.
CHAIRMAN SALADINO: One opposed. And I'm going to vote aye.

Next is Item No. 3, 326 Front Street. A public hearing regarding the area variances requested by ANVK Holdings Trust (the Greenporter Hotel) for the property located at 326 Front Street. The Suffolk County Tax Map number is 1001-4.-8-29, 30 and 31.

We have the applicant's application. We know that we can confirm the status of the applicant to make the application. The public notice, we're going to ask the Clerk, the public notice was published in the newspaper?

MS. LINGG: Yes.

CHAIRMAN SALADINO: And we have the mailings?

MS. LINGG: Yes.

CHAIRMAN SALADINO: No list?

MEMBER GORDON: Is this it?

CHAIRMAN SALADINO: Sorry. There's no air conditioning, people aren't thinking straight.

We have 331 Front Street LLC, 54875 North Road, Southold, New York 11971. Ficurilli Associates Incorporated, 221 Fourth Avenue,

MEMBER TASKER: Wiederlight.

CHAIRMAN SALADINO: Wiederlight, 320 Mt. Beulah Avenue, Southold, New York 11971.


Antone Ficurilli, Jr., 221 4th Avenue, Greenport, New York. West Dublin Reality Ltd, 400 Front Street, Post Office Box 463, Greenport, New York 11944.

We're going to open the public hearing. The applicant is here. Are you going to --

MS. WADE: Does the applicant go first?

CHAIRMAN SALADINO: Yes.

MS. RIVERA PITTORINO: Hello. My name is Deborah Rivera Pittorino, and I want to tell you a little bit about me and our project for any of you who have not been to the meetings before or who don't know what it is we're trying to do.
MEMBER TASKER: Excuse me. Could you speak -- could you speak more closely --

MS. RIVERA PITTORINO: Sure, sure.

MEMBER TASKER: -- to the mic, please.

MS. RIVERA PITTORINO: My name is Deborah Rivera Pittorino, and I'm here to talk about our project at the Greenporter Hotel. And I wanted to start from the beginning for anyone who didn't know anything about our story and our history in the Village.

So 20 years ago my husband and I came out to the North Fork for a wedding and we fell in love with the natural beauty, and decided that we wanted to buy a house here and began to look at property. And it was sort of a folly, but we ended up buying this 1950s style motor lodge that we wanted to renovate and operate, and there our story began.

When we bought the property, it was three lots that belonged to a previous family, the three lots were part of the hotel. And on the original lot, we renovated the existing building, and took out the parking lot and put a pool in there. Then in the second lot we erected the second building that we built from the ground up.
And then the third lot we used -- we used it for the parking lot. So that was -- that is what it consists of. That gave us 30 guest rooms and a small restaurant.

It's really amazing to think that it's been 20 years, because 20 years is a long time, and a lot has changed, and I know that change is hard for all of us. I am very familiar with the pain of change. I lost my husband last April after a four-year battle with pancreatic cancer, and my life became very different. And even though I didn't want to change, I realized that I needed to change in order to take my business forward and take my life forward.

So he and I operated a wonderful little restaurant for 15 years called La Cuvee that offered very accessible wonderful food, and we had a small kitchen and a small, little restaurant, and it was place where locals and tourists came to eat and drink together, and it was really a wonderful place. We made incredible friends there over the years.

It was really hard for me to make the decision and not reopen the restaurant when I lost him, but just emotionally it was just
impossible, because he was just such a big part of equation. So I decided that, you know, Greenport's changed a lot. You know, when we came here 20 years ago, there was no Frisky Oyster, there was no Noah's, there was no -- there are no -- there weren't really options for fine dining, so we had to have a restaurant. But many years later, now we have a myriad of fine dining options in Greenport, so -- and the fact that we're just at the entrance of the Village, everyone can walk to the restaurants.

So I decided to focus on my core business, which is my hotel business. And remember, we had been absent for almost four years during my husband's illness and a lot changed in four years. In four years, not just myself, but other operators of Bed & Breakfasts, hotels and motels were confronted with the impact of short-term rentals. For any of you who aren't familiar with them, that consists of Airbnb, VRBO, Booking.com. So it's -- we were confronted with competing with people that could rent their homes and they're not subject to all of the regulations, parking regulations, and, you know, insurance, and fire regulations, and all the regulations we're
subject to. So that really had a huge impact on our business. And I had to completely and quickly figure out what I was going to do in order to survive.

So I reached out to my friends from -- previous colleagues from the City, from my corporate life in the City, and began to bring corporate retreats out to the hotel. And a year-and-a-half later, that's really what's keeping us alive. The great thing about corporate business is that it comes midweek and off-season when not just us, but everyone downtown, needs the business.

I know that there's a big concern about parking, because part of our plan is asking for an additional 20 guest rooms. And I'm more -- I'm very concerned about parking. We spend a lot of time guarding our own parking lot. I have the largest parking lot of any business in the city, other than the IGA, so people often try to park in there. So we spend a lot of time policing the parking lot.

So we can valet park up to 55 cars in our parking lot. We rarely have to. Maybe in 20 years we've had to do that three times, and it
was never just our -- the vehicles of our
customers, but people catching the wedding bus.
And they're staying somewhere that doesn't have
parking, so they bring their car and park it with
us. Obviously, moving forward, we won't allow
that any longer.

And why is our parking lot not always full?
Because we know, we know our customers and we
know how they arrive. Every time a customer
registers at the front desk, so they come in and
they have to fill out a form, and we take all the
details of their car. That's, first of all, to
know -- to know that the vehicles in our lot
belong to our customers. And in case someone
leaves their lights on or something, we want to
be able to alert the customer that there's
something wrong with the car.

So on any given weekend or week, anywhere
from 40 to almost 70% of our customers come from
Manhattan. Again, how do we know this? Because
of all the data we gather when someone registers.
When they call for a room, we get their address,
we have their zip code, we have their telephone
number, so we know where our customers are coming
from.
During one of the meetings, someone said, "Well, you know, how do you know" -- "how can we know that these people have cars or not?" So I didn't want you to rely on my data, so I downloaded this, this report from the New York City Department of Transportation, which gives you a breakdown in New York City car ownership. And I'll pass this around, but it shows that -- it shows that in the zip codes that we get people from, on the low end, 16 -- 16.25% of people have vehicles, and on the high end, 40% of the people that come from our zip codes have vehicles. So this is why, even on a very busy weekend, our parking lot won't be full, unless we have a Long Island wedding, because Long Islanders are very connected to their cars.

So how do our guests get around? A lot of them rent bicycles. Bicycles have become a huge method of transportation for people in the City. I have some data here also from New York Department of Transportation that says that cycling has increased 80% between 2010 and 2015. So our customers rent bicycles. They take a Hometown taxi, or other local taxi companies, and when and if there's Uber available, they'll...
take that as well. So that's how our customers get around.

It's interesting that the vehicle for many of our customers is so irrelevant, that two years ago I was approached by Hertz, if we were to rent them some spaces in our parking lot, because we always had vacant space. So we did this two years ago. In two years, less than one dozen Greenporter Hotel customers has rented a car on our property. Most of the car rentals happening at the hotel are people -- are local people. Because we're asking for these additional rooms, and the Hertz rental seems to be a problem, we've terminated their contract, and as of October 31st, there won't be Hertz anymore at our hotel.

So that's the -- you know, I wanted to speak to the -- to the concern of parking, and, also, the fact that our customers are very interested in the environment. We're a Green Certified hotel by Green -- by Green Hotels Association, which is a national organization. We're also a Platinum Level property on TripAdvisor for green practices, and they do a yearly audit.

Our customers range in age from 28 to 55.
Most of them are very concerned about the environment. They come out to enjoy the nature on the North Fork, and that's why the corporate customers come out as well. They go kayaking, they go cycling, they go bird watching, they go on fishing charters, they go clamming, they go to oyster hatchery tours, they go to farms, they go to vineyards.

So, you know, these -- the people that we're attracting very much respect the community, and come here because we have an agricultural and maritime heritage. And we're just hopeful that this, together with the fact that we have 20 years of partnership with this Village, and because of our devotion to the environment, that this will warrant your acceptance of our request for these additional rooms, so that we can -- we can sustain our business, not just for us, but for the future of the Village and generations to come. So I thank you for your time.

MS. WADE: It's okay? May I talk?

CHAIRMAN SALADINO: Name and address for the Stenographer.

MS. WADE: Randy Wade, Sixth Street. This is one of my favorite businesses in the Village.
Deborah has done an amazing job. No, wait, because I still have just a little -- amazing job, and picked an exceptional architect. Hideaki and Glynis are -- will contribute a beautiful design to the Village.

So there are things that you're asking for, the 22 parking, the extra two feet. And so I think that it would be great if a little could be given back to the neighborhood. Specifically, I'm just worried about the context. If you look at the Kapell building there, there -- most buildings in the villages are peaked, and they don't have a vertical wall adjacent to the property line. So where a business is adjacent to another more traditional house, I mean, it's not the same as on Front Street, between Third and First, where -- or Main, where there are building walls that are smack up against each other. This is farther away and closer to residential area. So the third floor, if there was some way to step it back, you could see there -- that's one design solution.

I would not think to suggest to Glynis and Hideaki what the design solution would be, but I don't think a straight wall going up three
stories would be appropriate on -- to those two buildings on the side. Otherwise, I feel like compromises should be made to keep you expanding and continuing to do a fabulous job for the Village. And I hope you guys come to a meeting of the minds. Thanks.

CHAIRMAN SALADINO: Thank you. Is there anyone else from the public that would like to speak?

MS. FERRER: Oh, you go first.

MS. GREENBERG: No, go ahead.

MS. FERRER: Go ahead, please.

MS. GREENBERG: Good afternoon. Hello, Gentlemen, Ladies. My name is Adrianne Greenberg. I am a Greenport resident for the -- for 20 years, and I am the past president of the Congregation Tifereth Israel, which is the synagogue catty-cornered with the Greenporter.

What we have found, because I hear there is a concern regarding parking, and will there be street parking, we live in a very small village, and whenever we go to services and whenever we have activities -- I'm at the synagogue constantly, it's like my second home, and I'm sure many of you who are church-goers, you could
understand, you go to a lot of activities. Every
time I look on the street, I could -- right in
front of the synagogue, I could account for every
single one of the cars. This one is -- this one
is this one's, this one is that one's. I know
who's at a meeting, I know who's missing from the
meeting before I get into the meeting. I do not
see strange cars. Usually, I do not see any
strange cars, other than the ones that are from
our congregation.

So my experience in the last 20 years has
been that there has not been an overflow of cars
blocking the way in front of our synagogue. And
it's a small synagogue, so we only use the
parking on that one street. We don't overflow
anybody. So I just wanted to indicate that I
feel as though there is no issue.

And I also wanted to say that in terms of
the Greenporter being a very wonderful neighbor,
every single -- the first week -- weekend, it's
called an Oneg and a Kiddush, the first weekend
of every single month Deborah Pittorino, the
Greenporter, provides us with a lavish, delicious
gourmet lunch, and she's been doing this now for
years and years and years. That's 12 lunches
that she provides to the synagogue. If we need
something for the High Holy Days, if we need
something for other activities, no problem, she
brung -- she brings in huge salads, no cost.
This is wonderful. And she has been just a good,
kind, responsible neighbor. And I hope we do
anything we can possibly do to keep her business
flourishing, because she deserves it.

CHAIRMAN SALADINO: Thank you.

MS. GREENBERG: You're welcome.

MS. FERRER: Hello. I'm Bonnie Ferrer, I
live at 631 Second Street in Greenport, and I've
lived here for 21 years.

And I'm really here more on behalf of the
design and the architects. And I just want to
say that the Greenporter, with every change, has
gotten better looking. I think this is a major
improvement on what's there now.

And I also just want to talk about the
issue of change. I mean, there's a lot of
change, and sometimes we get grumpy because there
isn't parking on the weekends, and we don't shop
at the IGA. But I think that we have to really
consider the change in society and how do you
keep a small village vital, because, I mean, when
I moved here, there was a shoe store, and there was, you know, more jewelry stores, and there were stores of -- that you could not go to the mall, and now there is a mall. When I came here there was no Home Depot and no Costco. And so how do we keep the Village from completely being empty with so many summer homes in the wintertime, in the Fall, and in the Spring? And I think that we have to be realistic. It's a tax base. It helps the businesses that we have in Greenport, whether it's antiques, you know, clothing, or restaurants. We have to think about that. How does a village change when we're affected by malls and all -- and I really applaud the desire to expand.

The other issue is Airbnb and so on, the fact that she's dealing with that. But I really believe, as a person in the Village, that we need to have hotel rooms that people can go to, instead of renting, renting a house. And I think we have to -- you know, we're starting to limit Airbnbs and regulations, and we want people to come.

We want -- you know, I don't have a business, but I want to be able to live in a
village that is succeeding and is around, and, if possible, can stay open for more months of the year.

I always say that, you know, I'm from New England, I'm from Concord, Mass, I was born and raised. I can't afford to live there, and we all have that. And people that are born in a place want to keep it the same, but the world is not the same, and I am here because of that. And I was lucky enough to come when I saw how great it was and other people didn't.

So I just want to thank you for the work you do, for listening to us, and I hope you take that into consideration. Change isn't always good, but change is inevitable, and let's pick the good change, and this is a beautiful design. Thank you.

CHAIRMAN SALADINO: Thank you. Is there anyone else that would like to speak?

MS. GOHOREL: Good afternoon. My name is Monique Gohorel. Some may know me as Nicki. I grew up out here, left for a long time, came back, and found that without working two or three jobs, I couldn't live at home anymore.

Working at the Greenporter has provided me
with an opportunity to not only learn skills that
will probably take me anywhere, but to also have
the opportunity to be offered benefits, to know
that I will have a year-round job, no matter
what, and I think things like that in our
community are vital. How can we all stay here,
you know? We're getting priced out. We have to
be able to stay, and people like the owner of the
Greenporter, Deborah, provides solutions to that,
and I think that's something that's really
important that everyone should think about.
Thank you.

CHAIRMAN SALADINO: Thank you.

MR. Daguillard: Good afternoon. My name
is Alain Daguillard. And I also had the
opportunity and still have the opportunity to
work with Deborah at the Greenporter. And I
started out as an intern, and going through her
program, I was allowed to see a lot of young
kids, kids who were just graduating college, kids
who were just graduating high school, people who
were ready to jump into the workforce, get
trained on how to work with customers,
hospitality, but, most importantly, how to
survive in the real world.
And looking from the outside in now at almost 34 years, I've gone out and I've had my career. The only thing I can say is thank you. And I can imagine all the parents of the kids who are out there in college, in the workforce succeeding would say the same thing. Thank you.


MS. ALLEN: Chatty Allen, Third Street. I want to preface with the fact that I am not against this project, but I am in favor of our codes.

I don't think anyone is putting down this business, its commitment to our Village, our community. That's not the issue here. The issue has to do with our code, and it is a project that is asking for a variance for not 10 spaces, but 24 parking spaces, plus 31 spaces that will also need variances. That's a lot. That's excessive to ask for those kind of variances.

I have nothing against it. I don't know what it's going to look like. I haven't seen them. Where I was sitting, I can't see what it's going to look like. I have no issues with the height of it, you know, unless the neighbors are
the ones that have a problem with the height.
It's far enough back off the road that it's not
going to have any site issues, as far as driving,
because that's always a concern, you know, when
you're driving. As a professional driver, that's
one of my biggest concerns is your sight lines
and not have anything blocked. But there is the
issue of it's excessive the amount of spaces.

If you're adding that many more rooms --
like I said, I've been accused of a lot of things
last week, and I was really taken aback. And for
the record, most of you know for two years I was
against the hotel on Front and Third for a lot of
these same reasons. So I think, yes, it's a good
business, it's good for our community, but, like
I said, I'm a stickler for our codes. We have
codes for a reason.

They've been turned down because they're
excessive. I think if it was maybe 10, and the
other spaces were in compliance, but you're
talking 55 spaces now that they need variances
for, 24 to not have, and 31 that they need
variances on, because they're not the right size.
If they were made to conform to the right size,
their variances for parking would be even higher.
And I also feel, which was mentioned at a meeting, that there's no longer a restaurant, so that equation for parking should be taken out. Yet they do hold -- they do hold events there for people who are not staying in the hotel. They have wedding parties coming in that aren't in the hotel. And I think there -- you're being very generous by not calculating in restaurant parking as well, because then it would be even higher what they would need.

That's the only objection that I have is how many -- the high number of a variance for parking, I think that's excessive. Thank you.

CHAIRMAN SALADINO: Thank you. Glynis.

MS. BERRY: Okay. I'm the boring one, so I'm going to try and address the individual variances and what they mean. One is for building height.

The code definition of "height" states that the building height should be measured from the crown of the street to the highest point of the roof. Here, the crown of the road varies significantly, with an average elevation of 12 feet.

This site is unusual for Greenport in that
the site is elevated above the street. Most of the parcels in a commercial area are pretty close to the same elevation of the street. But even with this handicap, the building complies, as the height from the crown of the road to the top of the building roof is 33 feet. It's still below the 35-foot limit.

The Village has chosen to interpret the proposed handrails and solar panels as part of the building roof. There's a distinction between definition of a roof and definition of a structure.

The solar panels are set on angled racks to maximize their efficiency. Technically, we think these structures should be considered as acceptable appendages, not part of the building roof, similar to specific exemption listed for antennas, which are considered an exception to the definition of a building in the Greenport Building -- Zoning Code. And this is supported by the New York State Building Code, which allows exemptions from height for nonhabitable additions.

And if one interprets the hand railings and solar panels as part of the building roof, the
height, as a worst case scenario, would be 37 feet, which is only two feet higher than the maximum of 35 feet. Both the railing and the panels are set back from the building edge, so their visibility is further diminished. The safety handrailings are pipe rails, which provide transparency.

The solar panels are set on angled racks -- oh, I mentioned that, to maximize their efficiency.

The installation of solar panels should be encouraged, not discouraged, as it will even out summer demand peaks and reduce the carbon footprint of the Village.

The Village has approved higher exceptions from the height restrictions than requested here, such as the bulkier volume of the elevator shaft of the Menhaden Hotel, which was truly a roof structure.

If you look at the views of the proposed structure, and we've provided you with many views, a couple are here, but you've had many from every single property around it and along the street, across the street, you'll see that, in fact, Kapell's building is taller than our
proposed building. And because of the vegetation, you don't even notice the building from the west at all, and from the front, we've got setbacks. So I think you'll find -- and, also, the rear has trees, and you're going to find that has very little impact. We picked the worst here, so this is the worst, and I don't -- I think it's pretty good, actually.

The building is also set back from the street, rather than being built right on the property line, as most of the commercial buildings here are. The deck is set back 9 feet, the old wing 19 feet, the existing newer wing 30 feet, and the proposed lobby even further. The design uses changes in the facade plain, and a further setback of the third floor connector to reduce the sense of bulk. We respectfully suggest that this height variance is negligible, with little or no impact.

The number of stories: The Zoning Code limits building height in a CR District to two stories or 35 feet. There is precedence for the approval of three-story hotels in the Village, such as the Harborfront, Gallery and Menhaden Hotels. We feel this proposal should be given
the same consideration as the other hotels.
Now the difficult one, parking need.

CHAIRMAN SALADINO: Glynis, before you go forward, what was the third example of a third story with a --

MS. BERRY: The Gallery Hotel, that's three stories, also.

CHAIRMAN SALADINO: The Galleria?

MS. BERRY: No, Gallery Hotel, the one on Main Street.

CHAIRMAN SALADINO: Oh, I'm sorry. I'm sorry. Yeah.

MS. BERRY: Okay. Maybe I have the name wrong. Do I have --

MS. RIVERA PITTORINO: No, you have it right.

MS. BERRY: Okay, okay.

CHAIRMAN SALADINO: I just didn't know that.

MS. BERRY: Parking need is the more complicated issue. So please bear with me, because it's going to get technical with a lot of references. There are some unusual rules in the Greenport Zoning Code, also.

The existing facility has a parking demand
of 51 parking spaces, okay, the existing facility. That includes the restaurant, as well as the rooms. But only 34 to 35 are provided, depending on how you look at the last couple. The current demand, therefore, is 17 more than what is provided, and there haven't been any problems, okay?

MEMBER TASKER: May I ask you to explain what you mean by "demand", please?

MS. BERRY: Okay. When we calculate -- looking at the -- if you look at Article V -- hold on. Oh, I'm looking at my notes.

MEMBER TASKER: Is this from the bulk schedule in the building code?

MS. BERRY: Yes, yes.

MEMBER TASKER: Okay. Thanks. You answered my question.

MS. BERRY: Well, it's in the parking --

MEMBER TASKER: Yeah.

MS. BERRY: -- because it tells how many parking spaces you need for what. So if you add -- go through that and add it all up, that's what the existing need is, okay?

MEMBER TASKER: That's fine. I understand where you are. Thank you.
MS. BERRY: Okay. So they couldn't provide 100% of what they needed now, and there was a -- so they are not providing 17 spaces, and it hasn't been a problem. Okay.

The proposed facility increases the number of sleeping rooms by 19, but reduces the restaurant need by 15, as the restaurant is no longer public, but used for guest breakfasts, luncheon meetings, or cocktail hours. And I think Deborah can tell you more exactly, but the number of functions is very rare. So there might be one or two things that incorporate both guests, and sometimes people outside come as well. But you can address how many times, but I think it's not that frequent.

There is now a total need for 55 parking places, as compared to the existing 51-space demand. So the overall demand has only increased by four spaces, but --

MR. CORWIN: Could you explain that to me?

MS. BERRY: Well, if I just look at the demand and calculate the demand, the existing facility needs 51 spaces, and the new proposal needs 55 spaces, okay? So the difference is only four, okay?
MR. CORWIN: (Shook head no)

MS. BERRY: No, don't shake your head. I'm going by the regs.

MR. CORWIN: I'm shaking my head because I don't understand this.

MS. BERRY: It's because of the restaurant, because before we needed 15 spaces for the restaurant and we don't need those 15 spaces now, so that's the main difference.

MR. CORWIN: But somebody in the future can come along and say, "Hey, I'm opening a restaurant."

MS. BERRY: Not without coming back to you and getting approval.

MR. CORWIN: So could we get some kind of covenant to that effect?

MS. BERRY: I think Deborah would be open to that, right?

MS. RIVERA PITTORINO: (Nodded yes)

CHAIRMAN SALADINO: Before -- we're going to let Glynis finish before we start negotiating.

MS. BERRY: Okay. All right.

CHAIRMAN SALADINO: So --

MS. BERRY: I understand your point, and it's a good point, but I think it can be solved,
as you said. But we have a little more
reduction, because we added two accessible
parking spots. And we widened the existing
spots, which are only 8.2 feet wide, to 9 feet in
the plan, okay?

So the proposed plan now includes 31
parking spaces. So we have fewer than was
counted currently. So that represents a
differential of 24 parking spaces, but only seven
more than the current differential. Is that
clear? I know it gets complicated, but, you
know, but the differential is only seven spots.

CHAIRMAN SALADINO: That's assuming, and,
again, without getting into --

MEMBER GORDON: We are in the weeds.
CHAIRMAN SALADINO: I didn't think we were
in the weeds yet.

(Laughter)

CHAIRMAN SALADINO: But without -- if this
Board decides, at the end of all this, this Board
decides that that one foot or 10-inch variance
that you're seeking for each parking space, that
would reduce the amount from 31 to 28 spaces.

MS. BERRY: I think we would lose four. If
we went to 10 feet, I think we'd lose another
four spots.

CHAIRMAN SALADINO: So that would bring -- that would bring -- without the variance, that would bring it down to 27 spaces, and the need would be --

MS. BERRY: Right. Then, yeah, then the need would be 11.

CHAIRMAN SALADINO: And the other thing I would like to ask you is, before we -- is you say the restaurant is 15?

MS. BERRY: Fifteen.

CHAIRMAN SALADINO: Would get 15?

MS. BERRY: Yes.

CHAIRMAN SALADINO: So that would 75.

We're computing 75 seats?

MS. BERRY: It's a 75-seat --

CHAIRMAN SALADINO: For both?

MS. BERRY: -- restaurant.

CHAIRMAN SALADINO: For inside and outside?

MS. BERRY: Yeah. That includes the bar, the outside, and the seats, it's 75 seats.

CHAIRMAN SALADINO: And the applicant's contention is, is that that space will only be for registered guests, with occasional outside parties?
MS. BERRY: Absolutely.

CHAIRMAN SALADINO: Are we -- are we saying that if we cater -- because I remember, I remember the word -- the term we used, instead of "restaurant", was "catering". So if we catered an outside affair, we shouldn't be able -- we shouldn't have to -- an applicant shouldn't have to provide parking?

MS. BERRY: I wouldn't think so, because it's the same stuff.

MS. RIVERA PITTORINO: Can I clarify? You cannot book --

CHAIRMAN SALADINO: Just I'm sorry.

MS. RIVERA PITTORINO: Oh, okay.

CHAIRMAN SALADINO: No, no, you could certainly clarify, but you're going to have to give your name and address again, your name for the record.

MS. RIVERA PITTORINO: Okay. So Deborah Rivera-Pittorino, Greenporter Hotel.

You cannot book an event at the Greenporter unless you're staying there, and you have to book the entire hotel, you have to be one unit. Now, the only time that we make an exception to that is for any kind of local fundraiser. I do
Shellabration, we do Shellabration. We do scholarship cooking classes for some local food pantries, and then I'll open up the kitchen and the restaurant to them. I'll do a fund -- I did a fundraiser for a girl that works for me who was going to Africa for a clean water project, and a lot of local people came to that.

But, you know, I really think that it's a disservice to the community to say that they can't go to my restaurant ever if someone invites them to a wedding there.

CHAIRMAN SALADINO: Nobody --

MS. RIVERA PITTORINO: Yeah.

CHAIRMAN SALADINO: Nobody's even suggesting that. All we're --

MS. RIVERA PITTORINO: Okay.

CHAIRMAN SALADINO: All we're kind of suggesting is that if someone -- and I'm not even sure if we're suggesting, we're just mentioning it, is that if someone other than a guest came to your hotel, they should be able to park.

MS. RIVERA PITTORINO: Someone other than a guest came to the hotel.

CHAIRMAN SALADINO: For an event, they should be able to park their car.
MS. RIVERA PITTORINO: Yes.
CHAIRMAN SALADINO: That's all I --
MS. RIVERA PITTORINO: Yeah. I mean, they do, you know.
CHAIRMAN SALADINO: Okay, that's all.
MS. RIVERA PITTORINO: We valet-park them, so we could -- we can valet-park up to 55 cars.
CHAIRMAN SALADINO: Well, I'm thinking, I'm thinking that's something you're going to have to discuss with the Building Department as far as valet parking.
MS. RIVERA PITTORINO: Okay.
CHAIRMAN SALADINO: You know, for blocking, as we discussed, for blocking the --
MS. BERRY: Okay.
CHAIRMAN SALADINO: I'm sorry. I'm sorry.
MS. BERRY: No, that's okay. I know this is hard just throwing numbers out, so if you have questions, please.
But the number of parking spots should not even be an issue, as the site was previously developed. We believe we are compliant with the parking requirements of Article V, 150-12(C), which states, "The use, adaptation or change of use of any building within the CR and WC
Districts in existence as of January 1st, 1991, shall be entirely exempt from any off-street parking requirements as provided in this or any other Article." And I'm going to reference another Article. "This exemption shall apply thenceforth to improved parcels only and shall not apply to unimproved parcels, notwithstanding other provisions to the contrary."

The old hotel was built way before the 1991 date. The Village is disallowing this exemption due to the fact that the property is an aggregation of three parcels, as the Village has an unusual rule that does not allow parcels to be combined. That's Section 118-5. Only the largest of the three was previously developed, but all three parcels were always treated as one parcel in terms of setbacks and past development, including the expansion in the 1990s. They weren't treated as separate parcels.

Even if the exemption for parking was only allowed for the east building, the demand for parking in the west area would be compliant, as the demand is 29 spaces or less, if you really look at the delineation of the boundary line, and 31 are provided.
There is a further zoning rule relative to an exemption to off-street parking requirements that applies to this parcel. It's 150-16-A(1), which reads, "Accessory off-street parking spaces, open or enclosed, shall be provided for any use as specified below, for land which is unimproved within the CR and WC Districts, and for all other land in all other districts, improved or unimproved. Land within the CR and WC Districts which is improved as of January 1, 1991, shall be entirely exempt from off-street parking requirements and from payments in lieu thereof. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these parking regulations." And that is the case here.

This exemption, therefore, applies to this site, as the original owner of the Greenporter Hotel incorporated all the lots as part of the grounds for the older hotel, and subsequently sold them to the current owner as a unit. They sold all three for the use of a motel -- hotel.

We, therefore, submit that the variance is not even needed, but to save time, it should be approved as having little impact, as the increase
in demand from current conditions is only seven spaces, or 11 if you add the four. And the full parking demand can be met. Well, that's questionable, I'll leave that one out.

Also, the Village has applied these exemptions to other properties, some with significant intensification of uses, such as the Sparkling Pointe tasting room and the American Beech complex. If the Review Boards are not comfortable with the regulations as they stand due to parking need, then the code needs to be changed. In the meantime, all projects should be treated equally as to the application of this exemption, which clearly applies to this property. So --

CHAIRMAN SALADINO: Just as a clarification, Sparkling Pointe and American Beech never came before Zoning.

MS. BERRY: That's because they --

CHAIRMAN SALADINO: So --

MS. BERRY: Yeah.

CHAIRMAN SALADINO: So there was no -- there was never a previous Zoning decision.

MS. BERRY: Because they applied the exemption from the code, but for this client it
was not applied.

CHAIRMAN SALADINO: Well, we're going to hear from the Village and get their point of view, also.

MS. BERRY: Okay.

CHAIRMAN SALADINO: The other thing I might ask you is could it be interpreted -- could it be suggested that as a -- when the new building was built and it was incorporated onto that lot, that the entire lot would be considered a new development, a new -- under the same ownership?

MS. BERRY: No, that's not what the code says. It says a previously developed unit. And it says you can have a change of use, an intensification, an expansion. There is no reinterpretation of a new parcel.

MR. CORWIN: What was the last section of the code you cited? You cited 150-12(C), and then you cited another.

MEMBER GORDON: Sixteen.

CHAIRMAN SALADINO: 150-16(A)(1)?

MS. BERRY: 150-16(A)(1).

MEMBER CORWIN: Say it again, three people said it.

MS. BERRY: Sure. 150-16(A)(1).
And to me, that's the one that clarifies it, because the other one, you know, you could debate, but this one I think is clear. So okay.

CHAIRMAN SALADINO: Well, the other thing that we have in front of us here is that at the time of the new renovation -- we have a Planning memo. At the time of the new renovation, you had site plan approval. I imagine that was asked for and granted by the Planning Board for 28 rooms, four conference rooms, a new pool, and parking for 32 cars.

MS. BERRY: Yeah.

CHAIRMAN SALADINO: So the ask was for 32 cars. I'm guessing, I'm thinking or I'm asking if this code has been in existence, this portion of the code, 150-16, about off-street parking, has been in since 1991, and this is 2001, did we make an argument?

MS. BERRY: I wasn't here back then, but, obviously, it was approved, so.

CHAIRMAN SALADINO: But they also set the standard for fuller parking. The Planning Board at that time set a standard that --

MS. BERRY: Right.

CHAIRMAN SALADINO: -- they would be
required to have parking.

   MS. RIVERA PITTORINO: Deborah Rivera
Pittorino, Greenporter Hotel. My -- I made the
huge mistake of not hiring a local architect when
I first built, and she didn't drill down into the
codes, into -- she didn't drill down as far as
she should have into the codes. And I think that
because I was new in town, this was 20 years ago,
she didn't want to fight with anybody, wanted the
path of least resistance, so she didn't -- she
didn't try to get that waived.

   CHAIRMAN SALADINO: So you want to fight
with us?

   (Laughter)

   MS. RIVERA PITTORINO: Not at all, not at
all. I'm seeking the path of least resistance.

   MS. BERRY: But that also increases the
difference of the demand and the parking
provision to -- what is it? To 20.

   MS. RIVERA PITTORINO: What does that mean?

   CHAIRMAN SALADINO: On the previous -- on
the previous site plan, they took -- they
decided -- and I'm not sure how that happened.
The Planning Board decide that had a 9-foot
parking space --
MS. BERRY: Was okay?

CHAIRMAN SALADINO: Yeah. I'm not sure how that --

MS. BERRY: I don't --

CHAIRMAN SALADINO: I'm not sure how that happened.

MS. BERRY: I don't know either, but it was actually less than 9 feet. We're actually increasing the width in our proposal to 9 feet.

CHAIRMAN SALADINO: I only say 9 feet, because I reviewed the --

MS. BERRY: Yeah.

CHAIRMAN SALADINO: -- the Building Department package on the site plan. On the site plan it had the amount of rooms. Actually, it said 31, 31 cars and 28 rooms. But I'm sorry. Did I interrupt you? I'm sorry.

MS. BERRY: No, that's okay. So I guess the only thing left is the width of the parking spaces, and the existing ones are 8.2 feet wide, we're proposing 9 feet wide. And, of course, 10 feet is the normal minimum, but it's -- it has been existing as a narrower lot. And they do have the valet option, so that can make parking tighter. So we would ask that the 9-foot
variance be granted so that we don't lose four
more parking spaces.

CHAIRMAN SALADINO: Well, actually, you
might even lose more than that. With our
inspection, we saw two spaces that I believe were
the rental car spaces that were restricted in
size.

MS. RIVERA PITTORINO: Yes, but all --
CHAIRMAN SALADINO: And, also, an
additional space, I don't remember the number, 24
or 23.

MS. BERRY: Right, that had the two pipes.
CHAIRMAN SALADINO: That had the two pipes.
MS. BERRY: Yeah.
CHAIRMAN SALADINO: So those are three
spaces that are restricted.
MS. BERRY: Okay. So if we --
MR. CORWIN: I believe one had a
compressor, too.
CHAIRMAN SALADINO: I'm sorry, David?
MEMBER CORWIN: One had a compressor, too.
CHAIRMAN SALADINO: The air conditioner.
MS. BERRY: Yeah, that's for the --
CHAIRMAN SALADINO: Yeah.
MS. BERRY: You're right.
CHAIRMAN SALADINO: So that would be three.

MS. BERRY: Looking at the plan and the location, I think only -- we can adjust it so only two are impacted. And maybe a suggestion for those two is that they be designated for compact cars with -- you know, for a dimensional change. And if we can incorporate those two or three, just to make sure, as part of the size variance and include those.

The -- where the pipes are, it's really minor, because the lanes are actually wider than required. Twenty feet is required by code, and it's 21.2, and the pipes are about three feet off the wall. And most cars aren't longer than 18, you know, so I think that's pretty minor.

CHAIRMAN SALADINO: You understand, we just have to go by what --

MS. BERRY: I understand what you're saying.

CHAIRMAN SALADINO: Okay.

MS. BERRY: And I missed asking for that, but I hope you can consider it in the variance for the dimensions of the parking spaces, that those three be for compact cars.

CHAIRMAN SALADINO: I think, I think we're
going to bring it to the attention of the Building Department, and they're either going to decide that that's an additional variance that you need or --

MS. BERRY: Is there some way to do it in an efficient manner so that we don't have to go through months again? We started this in February.

CHAIRMAN SALADINO: I can't -- I'm not positive we're going to close this public hearing tonight. I mean, it's well attended. We would like to give everybody an opportunity --

MS. BERRY: Right.

CHAIRMAN SALADINO: -- to voice their opinion. It's an important project, we think. We don't think that -- and this Board has more than a few minutes worth of deliberation, I think, to decide, and we have to --

MS. BERRY: No, no. But I'm just saying, I mean, like at the next meeting, can those be added to the consideration or -- I'm just worried about starting the whole process over for those couple of --

CHAIRMAN SALADINO: Well, I don't believe you have to start the whole process.
MR. CONNOLLY: (Shook head no.)

CHAIRMAN SALADINO: I don't believe you have to start the whole process over.

MS. BERRY: Okay. All right.

CHAIRMAN SALADINO: You know, but there are a few things that we see that you missed.

MS. BERRY: All right.

CHAIRMAN SALADINO: And perhaps the Building Department missed --

MS. BERRY: Yeah.

CHAIRMAN SALADINO: -- that we see that we'd rather not just pay forward --

MS. BERRY: Okay.

CHAIRMAN SALADINO: -- and like the last application, maybe make a mistake.

MS. BERRY: Okay.

CHAIRMAN SALADINO: And this way, if we dot the I's and cross the T's --

MS. BERRY: Totally valid. And whatever the options, we're willing to work with you to get those solutions.

CHAIRMAN SALADINO: Okay. And the other -- the other thing that I think I brought to your attention was about the loading zone.

MS. BERRY: Right.
CHAIRMAN SALADINO: And --

MS. BERRY: It didn't occur to me that that was an issue, because it was preexisting, but if you're looking at it from scratch, I guess it is.

CHAIRMAN SALADINO: Well, I don't -- I just don't see -- that portion where you have the loading zone wasn't -- there was no building there. So it's on -- it's on the last site plan, and it's on the new site plan, but we have a portion in our code that -- actually, I can quote it for you. It's 150-13(F), that you can't have a loading zone in the front yard.

MS. BERRY: Right.

CHAIRMAN SALADINO: So we're going to bring that to the attention of the Building Department, and I'm sure they're going to have a discussion with the applicant.

MS. BERRY: Okay. And for the loading -- you know, like for the trash, the truck backs up in the back and deals there, so the actual trash pickup is done at the back.

MS. RIVERA PITTORINO: On 4th Avenue.

MS. BERRY: On 4th Avenue, the truck backs up there.

CHAIRMAN SALADINO: Okay.
MS. BERRY: And so it's only pretty minor deliveries. So whether we accept that it was already accepted there, or whether we have to get a new variance for that I guess is the issue.

CHAIRMAN SALADINO: Well, we don't have -- we don't have, at least I don't have, any zoning minutes from 2001. If it was accepted or if there was a variance, perhaps Ms. Pittorino could -- did you go to zone -- you know, for these variances? We might be spinning our wheels here if you have a zoning variance for 9-foot parking spaces or a loading zone in the front yard. But if you --

MS. RIVERA PITTORINO: I don't --

CHAIRMAN SALADINO: If you don't, my contention is, is that the Planning Board can't issue variances. So if they approved the site plan with these items on it --

MS. RIVERA PITTORINO: Well, clearly, they did, I got a building permit.

MS. BERRY: Yeah. He's saying that if you didn't get a variance for the loading area --

CHAIRMAN SALADINO: You're going to need one.

MS. BERRY: -- they might have approved it
without going through the variance procedure. So
do you know if you went through --

CHAIRMAN SALADINO: What I'm saying is
everybody makes mistakes.

MS. BERRY: Yeah.

CHAIRMAN SALADINO: We make mistakes.

MS. RIVERA PITTORINO: Sure, sure, yeah.

CHAIRMAN SALADINO: Everybody makes

mistakes sometimes and some stuff slips through
the cracks.

MS. RIVERA PITTORINO: I don't remember, it
was 20 years ago, but I can check, I can go
through my paperwork.

MS. BERRY: Okay.

CHAIRMAN SALADINO: I'm sure there's -- you
could FOIL for those minutes.

MR. PALLAS: Of course.

CHAIRMAN SALADINO: Or if somebody

remembers.

And the other thing, I just have one more
question for Glynis.

MS. BERRY: Sure.

CHAIRMAN SALADINO: You have an elevator in
the building?

MS. RIVERA PITTORINO: Yes.
CHAIRMAN SALADINO: It's going to go to the third floor?

MS. RIVERA PITTORINO: We're going to get a new elevator. I have to add a third stop, so it's going to be a whole new elevator.

CHAIRMAN SALADINO: But it's going to go to the third floor?

MS. RIVERA PITTORINO: Yes.

CHAIRMAN SALADINO: Is there going to be a bulkhead on the --

MS. BERRY: No. She wants the type that doesn't use a bulkhead.

CHAIRMAN SALADINO: Okay. So it's not going to increase? The elevator is not going to increase the height of the building?

MS. RIVERA PITTORINO: No. It's just what -- it's just what you see there.

MS. BERRY: No.

CHAIRMAN SALADINO: I'm not sure.

(Laughter)

MS. BERRY: Yeah. We haven't done the details of the building, but she wanted to go with an elevator that doesn't have the head house.

CHAIRMAN SALADINO: You realize, because we
just had a situation with a --

MS. BERRY: I know, but they were running
the elevator to the roof, she's not doing that.
CHAIRMAN SALADINO: Oh, the only reason I
say that is --
MS. BERRY: Yeah.
CHAIRMAN SALADINO: -- because I see in
the -- there's going to be a roof garden and --
MS. BERRY: Yeah, but that's for her use.
She grows herbs that she cooks with. She doesn't
intend to have the public go up there. It's
going to be the solar panels and her garden. You
know, maybe there might be a class.
CHAIRMAN SALADINO: But whoever has to
go -- whoever has to go to the roof --
MS. BERRY: Right.
CHAIRMAN SALADINO: -- to service the solar
panels and the roof garden --
MS. BERRY: There are stairs.
CHAIRMAN SALADINO: -- and paint the rails.
There's stairs?
MS. RIVERA PITTORINO: Yes.
MS. BERRY: There are stairs.
CHAIRMAN SALADINO: Okay. Okay. And --
oh, I'm sorry. I see one more thing. And the
exhaust equipment for the kitchen, is that going
to vent through the roof?

MS. BERRY: That's a good question. I
haven't looked at that. We haven't designed that
detail, but most likely, yes.

CHAIRMAN SALADINO: Is that going to
increase the height?

MS. BERRY: It will probably -- I'd have
to -- what's the height that the vent has to be?

MR. ARIIZUMI: It's just this high
(demonstrating).

CHAIRMAN SALADINO: That's something you
work out with the -- the Building Department is
aware of it now, so I'm sure you can have the
conversation with them about --

MS. BERRY: Are vents considered roof
structure?

MR. CORWIN: We're going to take a look at
American Beech, and where they tried to put their
vent --

MS. BERRY: That was a problem? Okay.

MEMBER CORWIN: -- and they ended up moving
it, so --

MS. BERRY: Okay.

CHAIRMAN SALADINO: The question to the
architect is are the ventilation --

MS. BERRY: All right. Frankly, we haven't
looked at that issue, so we'll have to look at
that issue.

CHAIRMAN SALADINO: So you'll have the
collection with Mr. Pallas --

MS. BERRY: Sure.

CHAIRMAN SALADINO: -- about the roof vent,
the exhaust for the kitchen and stuff?

MS. BERRY: Sure.

MR. PALLAS: Yes.

CHAIRMAN SALADINO: Okay. So that's
something else we might be looking at.

MS. BERRY: Okay. Was I as clear as mud?

(Laughter)

CHAIRMAN SALADINO: Glynis, we only look
dumb. We kind of understand what you're saying.

(Laughter)

MEMBER REARDON: The stairway that's going
to gain access to the roof, where is that going
to be located?

MS. BERRY: It's an outside stair.

MEMBER REARDON: In the -- which, where?

MS. BERRY: In the courtyard.

MEMBER REARDON: I'm sorry.
MS. BERRY: In the courtyard. They'll have a gate, so the public won't go up.
MEMBER REARDON: Okay.
CHAIRMAN SALADINO: From the courtyard to the third floor, to the --
MS. BERRY: From the third floor up to the roof, there's an -- there's going to be an outside stair.
CHAIRMAN SALADINO: Okay. So does any member have any questions for Glynis?
MR. CORWIN: I have a few.
CHAIRMAN SALADINO: David, can you just pull your microphone in a little bit for the -- in, in, in, for the deaf guys down there.
MR. CORWIN: I mentioned the restaurant, and what's to stop somebody to come along and say, "Hey, let me open this restaurant"? So then the question becomes are you going to give the Village a covenant that the restaurant's going to have the limited use, as you define it?
MS. RIVERA PITTORINO: Is that a question for me?
MS. BERRY: Yeah.
MS. RIVERA PITTORINO: Yeah, if that's what the Village wants, of course. I mean, I -- just
so you know, for the last five years, the restaurant's only been -- again, Deborah Rivera Pittorino, Greenporter Hotel. The restaurant's only be used for breakfast for guests of the hotel and private events. That's what we've been doing for the last five years. This is not a new thing. It's not like I closed the restaurant yesterday and we're doing something new. This has been the fact for the last five years.

MR. CORWIN: We're not looking for the next owner, or if somebody comes along and talks you out of doing things the way you're doing them now.

MS. RIVERA PITTORINO: If that's what the Village wants, I'll --

MEMBER CORWIN: So your answer is yes?

MS. RIVERA PITTORINO: Yeah, if that's what the Village wants.

MR. CORWIN: Let me ask the Attorney, is that possible?

CHAIRMAN SALADINO: Rob, is it -- David's question for you is, is it possible to -- for the Zoning Board to impose a covenant and have the applicant agree that if she reopens the restaurant -- am I getting that right?
MR. CORWIN: Yes.
CHAIRMAN SALADINO: If she reopens the restaurant, she would have to come back in front of Zoning?
MR. CONNOLLY: Yes.
CHAIRMAN SALADINO: For parking?
MR. CONNOLLY: Yes.
MR. CORWIN: Okay. In the application, it says lots can't be combined.
MS. BERRY: Right.
MR. CORWIN: And as far as I know, that was correct in they can be combined. So I don't know if you want to combine the lots or not, but as far as I know, they can be combined.
MS. BERRY: Oh, when was that done? Was that recent?
CHAIRMAN SALADINO: The Village Board passed a Local Law, perhaps six, eight months ago, maybe a year ago, that lots can be merged now.
MS. BERRY: Oh, okay.
CHAIRMAN SALADINO: But they also -- but they also stipulated that you can only merge a substandard lot with a conforming lot. So in the CR, they're kind of -- I don't think are
substandard lots, dimension-wise.

MS. BERRY: Right.

CHAIRMAN SALADINO: Is that right?

MR. PALLAS: I can't answer that definitively, but I know that the requirements for lot size in the CR is extremely small width and dimensions, so it would be unlikely.

MS. BERRY: So they still may not be able to?

CHAIRMAN SALADINO: Well, they -- maybe.

MS. BERRY: Okay. What --

CHAIRMAN SALADINO: The intention was to merge substandard lots --

MS. BERRY: Okay.

CHAIRMAN SALADINO: -- in the Residential District.

MS. BERRY: Is the section the same of the new rule, or is it different?

CHAIRMAN SALADINO: I think it's 118, David?

MR. CORWIN: I don't know.

MR. PALLAS: Yes.

CHAIRMAN SALADINO: 118?

ADMINISTRATOR PALLAS: Yes.

MS. RIVERA PITTORINO: Could I ask a
question?

CHAIRMAN SALADINO: Sure.

MS. RIVERA PITTORINO: Deborah Rivera Pittorino, Greenporter Hotel. Basically, we want -- I want your guidance. I want you to tell me what I can do to get what other people have gotten, that's what I want to know. That's what I want to know. So there's three other hotels with third floors who don't have enough parking. I want to know what they got, that I can give you, so that I can have what they have.

CHAIRMAN SALADINO: Do you mean like a brown envelope or something like that?

(Laughter)

MS. RIVERA PITTORINO: Well, I don't know. You know, you tell me.

CHAIRMAN SALADINO: What you can do to get a variance, a zoning variance for your third floor, or perhaps a parking variance, is exactly what you're doing. You come, you tell the Board your need, and you express it the best way you can. And this Board will take all that into consideration, and come up with a decision that's to the benefit of the health welfare and benefit of the Village. You know, it's -- we weigh -- is
the benefit to you outweighed by the detriment to
the Village, that's what we -- that's what we do.

MS. BERRY: I forgot to give my little
pitch, that I think --

CHAIRMAN SALADINO: It's your public
hearing, sure.

MS. BERRY: That I think the Greenporter is
ideally located to have the least impact on the
Village, because everybody coming, if they're --
most people are coming from the west, so they're
going to the hotel first and then they're walking
in the Village. So, yes, there are other trips
elsewhere, and, you know, but I think it cuts
down on the trips. And I think it's the ideal
location to have a hotel, quite frankly, right on
the edge, before everybody enters.

CHAIRMAN SALADINO: Okay.

MR. ARIIZUMI: Hideaki, Hideaki Ariizumi,
Architect, partner with Glynis.

I just wanted to add one aspect, nothing
related -- nothing related to the numbers, in
fact. Just a commonsense-wise hotel. It's not
the structure to add road over people. Something
is inviting to the Greenport is nature, is
goodness of Greenport, and that invite people, or
adding more people, coming, coming, coming. So the hotel, what the hotel is doing, it's just receiving these people. So there is no car/road addition because of the addition of a hotel. It's a -- I think it's a consideration as in commonsense, but behind that how to get -- deal with the -- approve this or not. That's all I wanted to say.

MR. CORWIN: Could somebody explain to me how the valet parking works?

MS. RIVERA PITTORINO: Deborah Rivera Pittorino.

CHAIRMAN SALADINO: Maybe, maybe up there.

MS. RIVERA PITTORINO: So the way valet parking works is someone pulls up to the front desk with their car, they hand their keys to the person at the front desk, who dispatches for valet. They say, "I'd like my car parked." They don't want to park their car, so we park their car for them. And we know the parking lot very well, so we're able to -- so it's one person parking cars, so that they know how to park the cars so that we can fit the cars in there, but still let other cars drive through, or anyone who needs to access the parking lot. So we park the
cars ourselves. We have a person at the front
desk that parks the car themselves.

And I did want to address the two Hertz
spots. I don't if you'll remember from my
introduction, but we terminated their contract
and they're done as of October 31st.

MEMBER GORDON: I have a question. I have
noticed that there are many more people who come
by on the weekends by train, and they come off
their -- the train with their bags and drag them
along and disperse throughout the Village. And
I'm wondering whether you have seen -- you talked
about having a lot of people who come with cars,
and also about having the corporate retreats,
which I don't know how many cars that generates.
But I'm also wondering if you have seen a
difference in the numbers, the percentage of
people who actually come with cars. Are there
significant numbers of people who come to stay in
the hotel who don't bring cars at all?

MS. RIVERA PITTORINO: Yes. I did provide
the data on that earlier, but -- so anywhere
between 40 to almost 70% of our guests come from
Manhattan. And in the zip codes that we attract
guests from --
MEMBER GORDON: Right.

MS. RIVERA PITTORINO: -- between 14 and 40% of those people even own a car. And we've seen a huge drop in the amount of vehicles that people come in, and a bigger increase in people renting bicycles and using public transportation.

I think if you talk to any of the taxi companies, you would know that their business is way up, because people don't want to -- people -- a lot of -- a lot of millennials don't even have driver's licenses, so a lot of people come to the hotel without cars.

As far as the corporate, like when Discovery Channel came, we sent two vans from Hometown Taxi into the City to pick them up and bring them here, and then Hometown Taxi took them to the vineyards and wherever they were going. In other cases, we've gotten the Hampton Jitney. Usually, corporations come in one, one or maybe two vehicles from the City.

And, again, a lot of these are younger people that don't -- they don't have cars. And sometimes people do have cars, but we just -- there's just -- we have always plenty of parking. I wish I would -- I wanted to take a photo, a
photograph of the parking lot over Labor Day weekend. We were at full occupancy and there were probably 12 vacant parking spaces. And we had a bunch of Hertz cars, that I was really mad at Hertz because they left probably like five or six cars in the parking lot that weekend that they didn't pick up, because somebody called in sick or something. So even with the Hertz cars, we still had several vacancies in the parking lot. So parking just has not been a problem for us, and I don't -- I don't foresee it to be a problem.

MR. CORWIN: I'd like to address something Ms. Berry said. Section of the Zoning Code 150-12, Schedule of Regulations, C, and I think this has been abused, and abused, and abused. And it says, "The use, adoption (sic) or change of use of any building within the CR ... entirely exempt from any off-street parking requirements." I'm leaving a lot out there. My understanding of that was the idea was, when it was proposed, there were a lot of empty stores. And Mr. Kapell said, "Hey, rather than making these people go through the Planning Board and the Zoning Board and get a change of use, and go
through the parking thing, we'll let them change use." It was change of use from say something was a butcher shop at one time, now it's going to be a gift shop, or it's going to be a coffee shop or a restaurant. "We'll let them make their change of use without going through the parking thing."

I don't think it was ever the intention that somebody got to build a brand new building, or expand a building, and not have any parking considerations. And that certainly applies here to the east side, where you got 11 or 12 new structures on top of an existing structure that this would apply to. And it's certainly been abused, as far as I'm concerned, by the Planning Board, when I go and look at Port Restaurant, and when I go and look at that Sparkling Pointe.

MS. BERRY: Uh-huh.

MR. CORWIN: I wrote a letter to the ZBA. I said this isn't right for a half a dozen reasons. I don't know what they did, but they approved. How do you approve something like that Sparkling Pointe, when all of a sudden they said, "Hey, we're putting tables and chairs out on the lawn. We're going to pave the" -- that was never
the intention, as I understand it.

I don't know about the second one, 150-16(A)(1). I reviewed 150-12(C) this afternoon. I did not review the second one.

MS. BERRY: Okay. I agree with you, that Greenport is in a different place from when those rules were put in place. But if you want to change the code, then you should change the code. What you're saying is because you think it was wrong, or you think it shouldn't apply isn't an excuse to have this client be denied when you've given it to everybody else.

CHAIRMAN SALADINO: I don't think David's saying that, I don't think he's saying that at all. I think he's voicing an opinion that perhaps other people in the room, about how the Zoning Board or if the Zoning Board should maybe make a comment to the Village Board. And we say it all -- Glynis you're here all the time.

MS. BERRY: Yeah, I know.

CHAIRMAN SALADINO: We say it all the time, you don't like the code, you don't come to this meeting, you go to the meeting on Thursday night.

MS. BERRY: Right.

CHAIRMAN SALADINO: They're the guys that
change the code.

MS. BERRY: And I agree with you. And, quite frankly, I think the whole code needs to be gone over with a fine-tooth comb, but that's not where we are today.

MR. CORWIN: But I still contend, that was not the original idea of that section of the code, that somebody could expand their building the way I've seen things expanded in Greenport.

MS. BERRY: Well, that's the way it's been interpreted for all these properties going back since this was introduced.

MR. CORWIN: Well, it's been interpreted --

MS. BERRY: And it does say adaptations, so.

MR. CORWIN: It's been interpreted for two properties, as far as I can see, Port Restaurant and Sparkling Pointe. And now you're --

MS. BERRY: It's been for more than that, actually.

MS. RIVERA PITTORINO: There's three other hotels downtown with third floors that don't -- who have less parking than I do, so, clearly, more than that.

CHAIRMAN SALADINO: There was one -- there was one interpretation by the Zoning Board on
that issue and it was for a house on Carpenter Street. And the Zoning Board at that time, I'm going to guess 2012, 2011, perhaps, 2013, I think I know the address, 204 Carpenter Street, the Zoning Board came back with an interpretation that that portion of the code -- but, but that's not what we're --

MS. RIVERA PITTORINO: Correct.

CHAIRMAN SALADINO: Everybody at this Zoning Board gets a fair shake. Everybody at this Zoning Board gets a fair shake. We're not going to -- we're not going to -- help me out here, Dinni. We're not going to --

MEMBER GORDON: I don't know, I'm not --

(Laughter)

CHAIRMAN SALADINO: We're not going to -- we're not going to selectively apply the code to different applicants. Everybody gets the same treatment on this Zoning Board. I can't --

MS. BERRY: Except, except we're here as a variance, and the others weren't even told to come as a variance for that, so.

CHAIRMAN SALADINO: If you were to poll the Zoning Board, I'm sure they would have said something different, you know.
MR. CORWIN: And, in the meantime, the whole Planning Board has changed. It's changed over every year, every six months for the last four or five years. It looks like it's kind of stable now, so we'll see.

MS. BERRY: Okay.

CHAIRMAN SALADINO: Do you have more questions, David, before they sit down?

MEMBER CORWIN: Yes, I do.

CHAIRMAN SALADINO: Oh, good. No, I don't want them sitting down and then got to get up again.

(Laughter)

MR. CORWIN: In the Environmental Assessment Form, you said -- well, you really didn't say --

(Cell Phone Sounded)

MS. BERRY: Sorry, that's my phone. I forgot. Sorry.

MR. CORWIN: In the Environmental Assessment Form, you said something that I took to be the existing heating is by fuel oil, and the new heating, for at least the third floor, is going to be electric heat. Did I see that
correctly?

MS. RIVERA PITTORINO: Can I clarify that, because I'm very familiar with our heating systems? In the old building, the -- in the original building it was oil heating. In the new structure that we built in 2002, or whatever that was, that's all electric, there's no fuel heating in that new structure. So what we're going to do is when we do the third floor, it will be all electric, because we have the solar panels, and we will no longer use the oil, the fuel oil heating in the original wing. We wanted to convert the whole thing to electric so we can take advantage of the solar panels, and also reduce our carbon footprint.

MR. CORWIN: Where are the compressors going to go for the electric, air conditioning for -- and heat for the third floor?

MS. RIVERA PITTORINO: Yes, they're going to -- well, there's not -- in the new wing, which is all electric, there aren't compressors. We have PTAC units that slide, that slide in each, in each unit, so they're going to be individual units. It's not central air conditioning.

MR. CORWIN: So it's like a window air
conditioner.

MS. RIVERA PITTORINO: It's like that, but it goes into the structure, yes. And if anyone wants to see them, I would -- that's what we have in the new -- in all the new building, that's what we have.

MR. CORWIN: The plan, the site plan shows drainage in the parking lot, but it seems to be to store water from runoff through the roofs, that's where it shows it coming from. So my questions before was is the gravel permeable? And if not, is the existing drainage structure large enough to pick up all the rainwater runoff on the paved area?

MS. RIVERA PITTORINO: I'll answer part of the question and defer to the Architects. The -- any rain that comes off the roof goes into the gutters, and then those gutters runoff -- we have a sewer, sewer drainage system. It's actual like sewer drains. I've never seen any collection of -- unusual collection of water in front of the building. But I don't, I don't really -- you asked me this before about permeable. I don't really know what you mean by that. We have a gravel parking lot so that the rain can run, run
into the -- into the drain, drainage rings.

MR. CORWIN: Well, the general idea of gravel is the rainwater can just filter through, rather than having to collect it and put in the catch basins.

MS. RIVERA PITTORINO: Okay.

MR. CORWIN: So I'm curious as to how you're going to do it. And that brings to mind the question of where was the original sewer hookup for the original hotel, the east wing? Because what is happening now is the Village is having to -- there's a lot of structures that are running rainwater into the sewer system. So --

MS. RIVERA PITTORINO: We have -- we do have a sewer system that's in the back. You were -- I think you walked back there today, but we do have the sewer in the back for the new building.

MR. CORWIN: I saw that for the west building, but I'm curious, because when the east building was built --

MS. RIVERA PITTORINO: Uh-huh.

MEMBER CORWIN: -- they probably just hooked up to the sewer system with the rainwater.

MS. RIVERA PITTORINO: Yeah.
MR. CORWIN: And that's -- that's what I'm after. Did they do that? And if they did, you've got to correct that.

MS. RIVERA PITTORINO: Yes. I'm 99% sure it's there. And, also, we're going up one floor, so it's not like the roof is going to be bigger. It's the same roof, we're just -- the same size roof.

CHAIRMAN SALADINO: David. David, could I just interrupt you one second? We have a member that has to -- that has -- has to go home.

MS. RIVERA PITTORINO: Okay.

CHAIRMAN SALADINO: So Mr. Reardon's going to excuse himself.

MEMBER REARDON: Yep.

CHAIRMAN SALADINO: And we're going to let him go, and then David will continue. And Jack can read the minutes or watch the remainder of this portion of this public hearing on television so he'll be up to speed, right? Okay. So if you got to go, please.

MEMBER REARDON: All right, thanks. Thank you very much.

MS. RIVERA PITTORINO: Thank you.

CHAIRMAN SALADINO: I'm sorry, David.
MR. CORWIN: What is a Holding Trust?

MS. RIVERA PITTORINO: A Holding Trust is a -- it's my estate. I don't have children, so some day when I'm gone, the trust will indicate who inherits what.

MR. CORWIN: So that's different from a Limited Liability Company and a corporation?

MS. RIVERA PITTORINO: Yes, because a trust provides for when I'm gone.

MR. ARIIZUMI: Hi. Hideaki Ariizumi. Just as the drainage situation, whatever we planned, and as well as not planned yet. What we did is to the additional part of the roof, just take that part area and take to new dry well, that is what I calculated. And rely on whatever the existing system, which is supposed to be working, approved by any situation.

And as I -- as far as I know, there are some dry wells in the parking lot underneath the gravel. And, also, as far as I know, gravel is, yes, sometimes it's permeable. But in many cases, they are not considered as not permeable, because it be compacted, and after compacted, it doesn't just -- it doesn't drain.

So I really don't have existing system size
and such and such how they calculated. I don't have any kind of things. Therefore, I just needed to rely on the existing condition is as approved and working. So that's all I can say right now.

CHAIRMAN SALADINO: So your contention is the new, the new -- assuming the variance is approved and you get a third floor, the stormwater that's collected from that --

MR. ARIIZUMI: New part, yes, additional part.

CHAIRMAN SALADINO: The stormwater that's collected from that new third floor roof would go to a new dry well?

MR. ARIIZUMI: Additional part. I'm saying not whole thing, but, you know, like additionally is on the top of existing. Therefore --

CHAIRMAN SALADINO: What I'm saying, the proposed new portion of the hotel --

MR. ARIIZUMI: Yes.

CHAIRMAN SALADINO: -- the proposed new third floor of the hotel --

MR. ARIIZUME: Yeah, new.

CHAIRMAN SALADINO: -- any stormwater that's collected from that you said would go to a
new dry well?

MR. ARIIZUMI: To a new dry well, yes.

CHAIRMAN SALADINO: And the storm --

MS. RIVERA PITTORINO: We have an existing well, I don't know if everyone knows that. We have a well right now that collects water and is connected to our swimming pool.

MR. ARIIZUMI: I already said that. I already said that.

MS. RIVERA PITTORINO: You did, you said that? Okay.

CHAIRMAN SALADINO: And the storm drains that are in place now, they go to a dry well?

MS. BERRY: (Nodded yes)

CHAIRMAN SALADINO: We saw two storm drains at the 4th Avenue entrance, and we saw one or two storm drains at --

MR. ARIIZUMI: Shouldn't?

CHAIRMAN SALADINO: No, we didn't see that?

MR. ARIIZUMI: No. The existing -- as I said, I did not have any kind of a real drawing --

CHAIRMAN SALADINO: I think what David's looking for is assurance --

MR. ARIIZUMI: Right.
CHAIRMAN SALADINO: -- that they're not going into the septic system that goes to the sewers.

MR. ARIIZUMI: No, no, I don't think so.

MS. BERRY: Yeah.

MR. ARIIZUMI: Septic is completely different, yes.

MEMBER CORWIN: Well, that's true for the west, but we don't know about the east. And we don't know about the paving, because we don't know how big the drainage structure is there. Possibly, it needs a little more investigation.

MS. BERRY: Okay.

MR. CORWIN: Because you're not supposed to discharge in a commercial property onto the street, so --

MS. BERRY: Right, yeah.

MS. RIVERA PITTORINO: We don't want that. I want to use all the water for our business. So we're a sustainable business and we exercise green methods and we want the water for us. So I'll do anything in my power to make sure that we collect the rainwater for our own use, as we do now.

MS. BERRY: And I just wanted to talk about
the permeability of the gravel. We're expanding it slightly, and we're planning on designing that to be truly permeable, which can be done one of two ways by certain grading of sizes, or by putting a plastic piece to stop compaction. But we can't guarantee the level of permeability of the existing, because compaction does occur, but it's still more than asphalt. So it's usually like .8. So it won't be perfect, but it's better than asphalt.

MR. CORWIN: Well, just looking at what you have there now, it has compacted.

MS. BERRY: Right.

MR. CORWIN: And it's not permeable --

MS. BERRY: Right.

MR. CORWIN: -- I would say.

MS. BERRY: Right. And there are lots of drains in the parking lot existing which capture that.

MR. CORWIN: Maybe. Ms. Berry, you mentioned pipe rails on the third floor.

MS. BERRY: Yes.

MR. CORWIN: On the roof.

MS. BERRY: Yes.

MR. CORWIN: And you said they wouldn't be
very visible. But I'm under the impression they have to have four-inch spacing; am I correct on that?

MS. BERRY: Not only when you have a drop, and we're actually putting them in.

MS. RIVERA PITTORINO: They're set back.

MS. BERRY: They're set back. They're just around the garden, so there's no drop. Somebody can't fall off it.

MR. CORWIN: I see. Okay. Thank you. Are you going to have a fire pit?

MS. BERRY: No.

CHAIRMAN SALADINO: How about a trellis?

(Laughter)

MR. CORWIN: I mentioned the oil tanks over there, and I'm guessing you didn't put a new oil tank in on the east section.

MS. RIVERA PITTORINO: Yes, we did. There is a new oil tank, and I have all the documentation for that.

MR. CORWIN: And you must have put a new one in on the west section, right?

MS. RIVERA PITTORINO: Yes. We put an additional one, because there wasn't one there.

MR. CORWIN: It looks to me like they are
not up to Suffolk County specifications for a commercial operation.

MS. RIVERA PITTORINO: Well, Suffolk County did give us the approval and they gave us -- we -- they gave us a hotel license, and they had to inspect it for -- they inspected all the plans, and they gave us the approval, so Suffolk County gave us the approval.

MR. CORWIN: But that doesn't mean they looked at the tanks, because there's a separate division that does tanks. So I'm saying if they're not registered with the County. And if they are, you probably have paperwork for that. It would be great to see that paperwork.

CHAIRMAN SALADINO: Would you be -- David, would you be okay if Ms. Pittorino provided that paperwork to the Building Department? They assured us that --

MR. CORWIN: That's what I'm saying.

CHAIRMAN SALADINO: Okay.

MS. RIVERA PITTORINO: Okay.

MR. CORWIN: The paperwork that it's registered with the County, not the paperwork that the County has approved a hotel, because I'm saying those are two different departments or
operations.

MS. RIVERA PITTORINO: Okay.

MR. CORWIN: When we were there, I noticed the compressor on the east side of the building, the air conditioning compressor was running and it was extremely noisy, and there's 20, probably, compressors along there. So I don't know what the noise level is, but I certainly was uncomfortable with the one compressor that was running.

MS. RIVERA PITTORINO: Oh, I agree with you. I agree with you, which is why we're not going to use that system on that side. All of -- the entire property is going to have electric -- they're going to have PTAC units that slide in. So we're not going to have the same kind of air conditioning units that we have now, and that's one of the reasons. That's right by my room, I hear it, and it bothers me, so we are changing it.

MR. CORWIN: That compressor looked like it was a compressor for the restaurant lobby area. At any rate, in needs servicing. And this kind of says to me you could be a little more -- a better neighbor in terms of the noise generated by the compressors.
And, oh, I -- this is probably the Planning Board's purview, screening things like that, but our purview is -- one of our questions is whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood. So if you're generating a lot of noise, that's a concern to me.

MS. RIVERA PITTORINO: We don't generate a lot of noise. Maybe the air conditioner is the noisiest thing ever on the property.

MR. CORWIN: The compressor.

MS. RIVERA PITTORINO: Uh-huh, the air conditioning.

MR. CORWIN: It need some servicing. I'm sure it's not supposed to be that noisy.

MS. RIVERA PITTORINO: No. I'll have it looked into. I'll have it looked into, but, I mean, I don't think that makes me a bad neighbor. And that's the most noise that's ever been generated at the Greenporter Hotel, so.

MR. CORWIN: Well, that's great. And then when we were there, there was a 55-gallon drum labeled "restaurant grease", so I was wondering what's that doing there.
MS. RIVERA PITTORINO: Well, when we had the restaurant operational, there was a grease trap.

MR. CORWIN: It's kind of unsightly sitting there on the east side of the building.

MS. RIVERA PITTORINO: Oh, that drum. Yeah, we could remove that, sure. That's a great suggestion, I'll definitely have that removed.

MR. CORWIN: And I think that's all I have right now.

MS. RIVERA PITTORINO: Okay.

MR. CORWIN: Thank you.

MS. RIVERA PITTORINO: Thank you. Anyone else?

CHAIRMAN SALADINO: I'm going to -- I'm going to ask the Building Department. We kind of made a note of David's concerns and stuff, that they're not necessarily Zoning Board concerns, but --

MR. PALLAS: Yeah.

CHAIRMAN SALADINO: He wants -- so the Building Department made a list of the stuff that's not exactly within our area of authority.

MR. CORWIN: But I have to contend, they are Zoning Board concerns, whether the proposed
variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

MS. RIVERA PITTORINO: I think we're going to improve the neighborhood. We're not going to burn oil anymore in the -- in the new or old wing. We're going to have solar panels. We're going to have an additional well. I'm going to have a -- part of my garden has a permeable roof that captures rainwater. I think that it will improve the environmental conditions. I mean, that's -- that is our mission.

A big part of our mission is to protect the environment and to run a sustainable business, which we very much do, everything from recycling to using -- capturing water for our well that we use for the pool and Jacuzzi, to the type of amenities that we use, to generating very little food waste, because we use very little packaging. We make everything ourselves. Our breakfast is all fresh. We make our own muffins, we make our own eggs, we make -- nothing comes in a package or prewrapped. We recycle. And I think that our existence makes the environment more sustainable, so I'm not sure how our expansion could have a
MR. CORWIN: But I'm pointing out some things that are -- do have a negative impact. And the Chairman, every time I bring something like this up, says, "Hey, that's not our purview," and I say, "It is our purview."

MS. RIVERA PITTORINO: So what were the things? I'm sorry, but I didn't --

MR. CORWIN: The noise of the compressor on the east side.

MS. RIVERA PITTORINO: Yeah, we can -- we can have that addressed. I can have that looked at. So what else was there?

MR. CORWIN: And the 55-gallon drum. That's got to be removed.

MS. RIVERA PITTORINO: And I did mention having that removed. I can have it removed tomorrow, okay?

MR. CORWIN: That's up to you.

MS. RIVERA PITTORINO: No, it's up to you. It's your request. We want to make you guys happy.

CHAIRMAN SALADINO: Thank you. Thanks.

MS. RIVERA PITTORINO: All right. Thank you.
CHAIRMAN SALADINO: Is there anyone else from the public that would like to speak?
(No Response)
CHAIRMAN SALADINO: Okay. Any members?
(No Response)
CHAIRMAN SALADINO: I know I have -- my list isn't as long as David's, but I have a few questions that I think need to be -- for me, anyway, to be addressed. Any other member have some comments?
(No Response)
CHAIRMAN SALADINO: I'm going suggest that we keep this public hearing open. I have some questions. Jack had to leave. He indicated to me that he might have a few questions. We've been here for two hours. What's the pleasure of the Board? I think it's an important application, that perhaps we could give it another --

MS. RIVERA PITTORINO: Spend another two hours?
CHAIRMAN SALADINO: Give it another month. Give some neighbors that perhaps weren't aware of this or -- a chance to comment, for us to gather our thoughts, for the Building Department to
address some of the -- some of the zoning concerns and the variances that we had and work them out with Glynis, and perhaps -- I thought we were done.

MS. BERRY: It would be very helpful if you could send me the questions, so that I can research any answers, so that I can answer as correctly as possible.

CHAIRMAN SALADINO: Okay. Okay. So I'm going to make a motion that we keep this public hearing open.

MR. CORWIN: Second.

CHAIRMAN SALADINO: All in favor?

MEMBER CORWIN: Aye.

MEMBER TASKER: Aye.

MEMBER GORDON: Aye.

CHAIRMAN SALADINO: And I'll vote aye.

We're going to take this up again at our meeting next month. Our meeting is October 15th. At that time, we'll bring it up again.

MS. BERRY: Oh, sorry, one more question. Can we add any other variances that we need for that hearing?

CHAIRMAN SALADINO: I'm going to have to ask the Attorney that, if we would have to change
the public notice if they add -- if additional --

MR. CONNOLLY: No. It was aired out at the public hearing, and the Zoning Board of Appeals is allowed to grant any variances that are necessary that come up during the course of --

CHAIRMAN SALADINO: So any additional variances would have -- wouldn't have to be noticed?

MR. CONNOLLY: You wouldn't have to renotice it.

MS. BERRY: Okay.

CHAIRMAN SALADINO: Sound good? Okay.

Item No. 5, I'm almost hesitant to ask this question, any other Zoning Board of Appeals business that might properly come before this Board. Does anybody have a zoning question? Anybody have -- need an answer to? No?

(No Response)

CHAIRMAN SALADINO: That's good.

And Item No. 6 is a motion to adjourn.

MEMBER TASKER: So moved.

CHAIRMAN SALADINO: All in favor? Oh, wait, is there a second?

MR. CORWIN: Second.

CHAIRMAN SALADINO: All in favor.
MEMBER CORWIN: Aye.

MEMBER TASKER: Aye.

CHAIRMAN SALADINO: Dinni?

MEMBER GORDON: Aye.

CHAIRMAN SALADINO: And I'll vote aye.

Thank you, folks.

(Time Noted: 7:53 p.m.)
CERTIFICATION

STATE OF NEW YORK )
) SS:
COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on September 17, 2019.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of September, 2019.

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Lucia Braaten
Lucia Braaten
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