

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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PLANNING BOARD

WORK & REGULAR SESSION

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Via Go-To-Meeting

April 29, 2021

4:00 p.m.

B E F O R E:

WALTER FOOTE - CHAIRMAN

TRICIA HAMMES - MEMBER

REED KYRK - MEMBER

LILY DOUGHERTY - MEMBER

JOHN COTUGNO - MEMBER

ROBERT CONNOLLY - ZONING BOARD ATTORNEY

PAUL PALLAS - VILLAGE ADMINISTRATOR

AMANDA AURICHIO - CLERK TO THE BOARD

1 (*The meeting was called to order at 4 p.m.*)

2 CHAIRMAN FOOTE: So, welcome, everybody.
3 This is the Village of Greenport Planning Board's
4 Work Session and Regular Meeting, this Thursday,
5 April 29th, 2011 (sic) (2021) at approximately 4
6 p.m.

7 Item No. 1 is a motion to accept and
8 approve the minutes for the March 25th, 2021
9 Planning Board Work Session and Regular Meeting.
10 Do I have a second to this motion?

11 MEMBER HAMMES: Second.

12 CHAIRMAN FOOTE: All those in favor?

13 (*Aye Said in Unison*)

14 Motion is accepted and the minutes are
15 approved (Not Present: John Cotugno).

16 Item No. 2 is a motion to schedule the
17 combined Planning Board Work and Regular Meeting
18 for 4 p.m. on May 27, 2021. May I have second to
19 this motion?

20 MEMBER HAMMES: Second.

21 CHAIRMAN FOOTE: All those in favor?

22 (*Aye Said in Unison*)

23 The meeting is scheduled (Not Present:
24 Member Cotugno).

25 Items No. 3 and Items No. 4, we are going

1 to table those for the next meeting so that we
2 get the findings and determinations produced.
3 So we will move to accept them at our next
4 meeting.

5 Item No. 5 is for 102 Main Street. This is
6 a Pre-submission Conference with possible motion
7 to schedule a Public Hearing for May 27th, 2021
8 regarding the site plan application of Nicole
9 Kefalas and Michael Fortino.

10 The applicants propose to continue the
11 conditional use of a restaurant, replacing the
12 restaurant formerly known as "Barba Bianca" with
13 "Fortino's Tavern". This property is located in
14 the W-C (Waterfront Commercial) District and is
15 located in the Historic District at Suffolk
16 County Tax Map No. 1001-5.-3-12.2. And would the
17 applicant like to speak on their application at
18 this time?

19 MR. FORTINO: Yes, we would. We are
20 looking to get approved to open up our new place
21 here. I think we submitted the plans and we just
22 got approved by the Historical Society meeting I
23 think two weeks ago. They said -- they gave us
24 the green light, so we're just waiting on you
25 guys to approve us as well.

1 MEMBER HAMMES: Paul and Rob, am I correct
2 that this is before us because it's a conditional
3 use in the Waterfront?

4 ADMINISTRATOR PALLAS: That's correct,
5 yes.

6 MEMBER HAMMES: Sorry, Walter. Go ahead.

7 CHAIRMAN FOOTE: And so you guys were
8 operating the restaurant last season, correct?

9 MR. FORTINO: That is correct. We operated
10 it as a pop-up last Summer, it went very, very
11 well. We operated from 4th of July weekend until
12 the end of October last year. And we're looking
13 to actually purchase the lease this year and
14 start it going full-time.

15 MS. KEFALAS: We changed the name, the menu
16 the signage.

17 MR. FORTINO: Correct.

18 CHAIRMAN FOOTE: I see. Okay.

19 MR. FORTINO: We got approved for the sign
20 by the Historical Society.

21 CHAIRMAN FOOTE: Okay.

22 MR. FORTINO: We are looking for a change
23 of use occupancy tenancy application.

24 CHAIRMAN FOOTE: Okay. And the occupancy
25 will be the same as the way you used it last

1 Summer?

2 MR. FORTINO: Yes, sir. I believe, you
3 know, with the new -- the new rules, I believe we
4 will be able to seat inside this year which is
5 something that we weren't able to do last Summer;
6 but, yeah, same.

7 CHAIRMAN FOOTE: All right. Great.

8 Okay. Does anybody else have any questions
9 on the application?

10 MEMBER DOUGHERTY: I have a question about
11 the dock seating. I'm assuming it's the same,
12 just from your plan it looks like it goes further
13 out on the dock.

14 MR. FORTINO: Last Summer we were allocated
15 a few extra seats out there because of the COVID
16 situation. This Summer, if approved, we would go
17 back to the old seating arrangement because we
18 will be able to seat at the bar and the inside as
19 well.

20 MEMBER DOUGHERTY: Okay, thanks.

21 MR. FORTINO: We're looking at about 40
22 seats outside whereas last year we had about
23 40 --

24 MS. KEFALAS: It's just separated six-feet.

25 MR. FORTINO: Yeah, we're still going to

1 have six feet apart and all of that.

2 CHAIRMAN FOOTE: Okay. Any other questions
3 from the Board?

4 MEMBER KYRK: Hi, this is Reed. I noticed
5 that the bathrooms are compliant, ADA compliant,
6 and I'm trying to remember the entryway into the
7 restaurant. Will that allow wheelchair access
8 there?

9 MR. FORTINO: There's actually two
10 entrances to the restaurant, one has a ramp that
11 is wheelchair accessible.

12 MEMBER KYRK: Okay.

13 MS. KEFALAS: They both are.

14 MR. FORTINO: Well, actually, they both
15 are.

16 MS. KEFALAS: Yes.

17 MR. FORTINO: The front entrance you can
18 just wheel right in if you were in a wheelchair.
19 But there is a ramp that can go into the
20 alternative entrance which is near the bar.

21 MEMBER KYRK: Okay, thanks. Thank you for
22 telling me that.

23 CHAIRMAN FOOTE: All right. Paul, is this
24 the kind of application that we have to schedule
25 a Public Hearing if we're really talking more

1 like a signage change? I'm not --

2 ADMINISTRATOR PALLAS: No. Because it's a
3 conditional use, it does require a full site plan
4 hearing.

5 CHAIRMAN FOOTE: It does require one?

6 ADMINISTRATOR PALLAS: It does; conditional
7 use is Waterfront Commercial.

8 CHAIRMAN FOOTE: Okay. All right, so if
9 nobody else has any more questions, then I'd like
10 to schedule the Public Hearing on this for the
11 next meeting. Do I have a second on that?

12 MEMBER HAMMES: Second.

13 CHAIRMAN FOOTE: In favor?

14 (*Aye Said in Unison*)

15 Okay, so scheduled. (Not Present: Member
16 Cotugno).

17 So we'll have a Public Hearing for this for
18 next month, and then if it gets approved there
19 then it'll be cleared at that point.

20 MS. KEFALAS: Thank you.

21 CHAIRMAN FOOTE: You're welcome. Thank
22 you.

23 MR. FORTINO: Yeah, we'd just like to
24 introduce ourselves and just say hello to
25 everyone. This is our first Board meeting, so

1 we're really happy about the opportunity and we
2 can't wait to get started. So we'd just like to
3 say hello to everyone. I know a couple of you
4 from coming into the restaurant last Summer, but
5 I'm really excited to meet all of you this
6 Summer. I speak for both of us, so.

7 CHAIRMAN FOOTE: Great. Thank you very
8 much.

9 All right. Okay, so now we're onto Item
10 No. 6, 314 Main Street. This is a Pre-submission
11 Conference with possible motion to schedule a
12 Public Hearing for May 27th, 2021 regarding the
13 site plan application of Khedouri Kzair Corp,
14 represented by James Bennett.

15 The applicant proposes to amend the
16 existing site plan to become and open a
17 restaurant only named "Gallery 314". This
18 property is located in the C-R (Retail
19 Commercial) District and is located in the
20 Historic District at Suffolk County Tax Map
21 1001-4.-7-27. Would somebody on behalf of the
22 applicant like to speak at this time?

23 MR. BENNETT: We -- I'm James Bennett. I
24 just wanted to state that, you know, a couple of
25 years ago we had some guys from the City running

1 the place and it got a little out of hand and we
2 understand that. And today Jose Avila is going
3 to be the chef and it's going to be a very
4 (indiscernible). We look forward to seeing you
5 all there. And it'll be quiet and pleasant, I
6 promise.

7 MEMBER HAMMES: So I just have one question
8 on the -- this is Tricia Hammes, I'm on the
9 Planning Board. I have one question on the
10 application because it was somewhat inconsistent
11 in that the first page read that the hours will
12 be 11 to 11, but there was something else
13 attached to it that talked about 11 to 1?

14 MR. BENNETT: That's my mistake, I didn't
15 catch that. It's 11 to 11.

16 MEMBER HAMMES: Okay.

17 CHAIRMAN FOOTE: And the 11 to 11 is for
18 indoor and outdoor?

19 MR. BENNETT: Yes.

20 CHAIRMAN FOOTE: Okay. And what is your
21 intent to do -- because, you know, there
22 obviously was a big issue, apparently, with the
23 sound, the music, etcetera.

24 MR. BENNETT: I understand that.

25 CHAIRMAN FOOTE: Will there be a sound

1 system outdoors?

2 MR. BENNETT: No. I mean, you know, there
3 might be very small speakers for a little bit of
4 ambiance. But other than that, there will be no
5 live music, there will be nothing. The stage is
6 taken down, the bar is gone, there is only
7 seating out there and there are very big hedges
8 out front and you won't even know we're there.

9 MEMBER KYRK: This is Reed, Reed Kyrk, I'm
10 on the Planning Committee. Has there been any --
11 has it been in operation since that couple of
12 years ago when it was run from --

13 MR. BENNETT: They never got it open again
14 last year.

15 MEMBER KYRK: Okay. So the -- there's sort
16 of like legacy complaints from a couple of
17 seasons ago and there's been nothing last Summer
18 and we expect nothing going forward; is that
19 correct?

20 MR. BENNETT: That's correct. I mean, it
21 is going to be a nice, quiet little restaurant
22 and that's it.

23 MEMBER KYRK: Thank you.

24 MEMBER HAMMES: Paul and Rob, just so I
25 understand. This sure is Planning review

1 because -- because I know we talked about this
2 when the bar opened there and that did not come
3 before the Planning Board at that time, so I was
4 just trying to understand why this is coming
5 before us now.

6 ADMINISTRATOR PALLAS: There has been a
7 change to the approved site plan, that's the main
8 reason.

9 MEMBER HAMMES: Okay. So it's just the
10 layout within the building itself.

11 ADMINISTRATOR PALLAS: Yes. It's also as a
12 condition as part of the violations to get a site
13 re-approved.

14 MEMBER HAMMES: Okay.

15 CHAIRMAN FOOTE: I have another question.
16 You mentioned here about the second-story being
17 used only for family and maybe staff. Is that, I
18 take it, for residential purposes?

19 MR. BENNETT: Only. It's only for
20 residential purposes, it's not being rented out
21 or anything like that.

22 CHAIRMAN FOOTE: Is it permitted to be
23 residential upstairs?

24 MR. BENNETT: Yes, because then we have --
25 you know, they spent thousands and thousands,

1 tens of thousands of dollars to get it
2 sprinklered, so it's okay now to have people up
3 there.

4 CHAIRMAN FOOTE: Well, is it zoned to
5 permit that, Paul; mixed-use?

6 MR. BENNETT: It's zoned for family or
7 staff, yeah, only, and it's a maximum of 10
8 people.

9 ADMINISTRATOR PALLAS: I believe (audio
10 malfunction) to the hearing, assuming it's
11 scheduled, that there was a CO issued to that
12 effect; and I will confirm that all permits have
13 been closed out.

14 CHAIRMAN FOOTE: I'm sorry. Did you say
15 for 10 people; did I hear you right?

16 MR. BENNETT: Yeah. Well, that's on the C
17 of O.

18 CHAIRMAN FOOTE: For residential on the
19 second floor --

20 MR. BENNETT: Yeah, yeah.

21 CHAIRMAN FOOTE: -- if there's 10 people?
22 Really? Wow.

23 And just to go back to what I think you
24 said earlier; you said that there would be no
25 live music, no sound system outdoors. There

1 would be -- you said there would be speakers but
2 it would be basically for ambiance, restaurant
3 music, whatever. There's not going to be --
4 there won't be an outdoor bar; is that correct?

5 MR. BENNETT: No, that's removed. And
6 there will only be outdoor dining and people
7 sitting there, and there's hedges in front of the
8 property.

9 CHAIRMAN FOOTE: And indoors, what will be
10 the nature of the business? It will be strictly
11 a restaurant, it won't be a nightclub, so to
12 speak?

13 MR. BENNETT: That's right, it's strictly a
14 restaurant, only.

15 CHAIRMAN FOOTE: Anybody else have any
16 questions at this time on the Board?

17 MEMBER DOUGHERTY: I have a question about
18 parking, I guess. I assume it's sort of
19 grandfathered, but I just know usually our site
20 plans include the whole property and this doesn't
21 -- this is only -- right? As far as I can tell,
22 this is just sort of like mostly the interior and
23 the front, but there is a back parking lot,
24 correct?

25 MR. BENNETT: That's correct.

1 MEMBER HAMMES: My understanding, Lily, and
2 Paul or Rob might be able to correct me on this.
3 As I recall, when the hotel and this building
4 were originally purchased and they went through
5 site plan approval, I seem to recall that there
6 was discussion about parking between the two
7 buildings at that time as well and there was some
8 resolution --

9 MR. BENNETT: And that's why it was
10 necessary to --

11 MEMBER HAMMES: -- when that site plan was
12 originally approved. Is that right, Paul; do you
13 recall that?

14 ADMINISTRATOR PALLAS: Yeah, I have a vague
15 memory, but I can check. I can check into that
16 as well, just to confirm. But it would be
17 preexisting in any event, but whatever was -- the
18 only -- what you're looking at is just a change
19 to the layout, so the parking would have been
20 already covered in the prior application.

21 CHAIRMAN FOOTE: Does anybody else from the
22 Board want to speak at this time?

23 MEMBER HAMMES: No, I'll go ahead and
24 suggest that we schedule a Public Hearing on it.

25 ADMINISTRATOR PALLAS: Before you do that,

1 the person that's calling in, if you could mute
2 your phone, please.

3 CHAIRMAN FOOTE: Okay. So at this time I'd
4 like to schedule a Public Hearing for this
5 application for Thursday, May 27th, 2021. Do I
6 have second?

7 MEMBER DOUGHERTY: Second.

8 CHAIRMAN FOOTE: All in favor?

9 (*Aye Said in Unison*)

10 Okay, the Public Hearing for this
11 application is scheduled for that date
12 (Not Present: Member Cotugno).

13 The next Item is No. 7, 123 Sterling
14 Avenue. This is also a Pre-Submission Conference
15 with a possible motion to schedule a Public
16 Hearing for May 27th, 2021 regarding the site
17 plan application of 123 Sterling Avenue Corp,
18 represented by Paul Pawlowski.

19 The applicant proposes to modify the
20 parking and curb-cut location along with the
21 approval of Waterfront Commercial use of the
22 subdivided first floor. This property is located
23 in the W-C (Waterfront Commercial) District.
24 This property is located in the Historic District
25 at Suffolk County Tax Map 1001-3.-5-16.4/16.5.

1 Would the applicant like to speak at this time?

2 MR. PAWLOWSKI: Yes. Good evening, all.

3 Can you hear me okay?

4 CHAIRMAN FOOTE: Yes

5 MR. PAWLOWSKI: How are you? So we're here
6 tonight to discuss two items, that being the
7 reconfiguration of the parking along Sterling and
8 Ludlum; and secondly, the intended use for the
9 Waterfront Commercial space.

10 We speak about the parking along Sterling.
11 The intent there is -- we were denied the
12 variance and the intent is to still try and
13 improve the parking situation along Sterling
14 Avenue. And by -- what we've submitted allows
15 for more green space in the area where the
16 building would be closest to the road. It would
17 allow for more sidewalks and curbing, and we'd
18 reduce the space count from 21 down to 12.

19 Where the parking's proposed is in keeping
20 with what's already permitted, but the main
21 reason for that is it's in close proximity to the
22 front door of the building.

23 As -- off Ludlum, there's no change in
24 parking count, we just want to utilize the
25 existing curb-cut into that area and we still

1 conform to travel lane by Code, etcetera. The
2 reason -- one, there is an existing curb-cut.
3 The original site plan had that entrance off the
4 cul-de-sac which we feel could be problematic in
5 the snowy season when they're plowing, people
6 trying to use the cul-de-sac. So we propose to
7 put that entrance in the existing curb-cut. So
8 that's the only reason for the curb-cut off
9 Ludlum.

10 So, we still meet our parking analysis code
11 with these modifications. Our goal is to, you
12 know, improve off Sterling. We worked hard with
13 the SBNA originally to try and get rid of it and
14 put it inside the garage; however, that was
15 denied. So we're trying to improve it and this
16 is one way to add the green space and the
17 sidewalks and still have parking that's
18 efficiently located to the entrance of this
19 building.

20 As far as the intended use of the
21 Waterfront Commercial space, it's for private
22 yacht club space, spaces, and it's all within the
23 footprints that are already permitted. And the
24 hide -- you know, open and above areas staying as
25 already permitted. And I'm here to answer any

1 questions the Board or anyone may have.

2 MEMBER HAMMES: I actually just have -- I
3 have more of a process question for Paul and crew
4 again, which is I'm still confused as to what
5 exactly we're doing, whether this is an amendment
6 to the stipulation agreement that still is going
7 to require the Trustees and everybody to sign-off
8 on it if we approve it, or if we're just doing a
9 site plan review to de novo.

10 ADMINISTRATOR PALLAS: Well, Rob, if you
11 give me a moment, I'll try and you can correct
12 me. The -- this is purely a site plan review to
13 amend the parking. The parking count is
14 remaining the same as approved in the
15 stipulation. The original site plan in the
16 stipulation had land-banked spaces in the same
17 number that is being moved. So the land-banked
18 spaces are merely being shifted from one location
19 to the other which would not require any, as far
20 as I can tell, revision to the stipulation
21 agreement. The counts are the same and the site
22 plan that was approved as part of the stipulation
23 included all the land-banked which allows for
24 additional (indiscernible) parking.

25 MR. CONNELLY: I think that's correct.

1 CHAIRMAN FOOTE: But isn't this
2 application -- does it not also involve the 12
3 private yacht club spaces and the appropriateness
4 of that; is that not part of this application?

5 ADMINISTRATOR PALLAS: Yeah, the applicant
6 has proposed to subdivide the space. There was
7 nothing in the stipulation agreement that was, as
8 far as that I could tell anyway, that stated how
9 many units could be put in the overall space.
10 That being the case, it seems that the Planning
11 Board should review this part of the application.

12 MR. CONNELLY: But we obviously can -- you
13 know, can review a proposed use.

14 CHAIRMAN FOOTE: And -- so, this is for the
15 applicant, I have a question. So just so I
16 understand, each individual unit is associated
17 with the purchase of a condo unit, a residential
18 unit; is that correct?

19 MR. PAWLOWSKI: Correct. And it's -- they
20 would be proposed as private yacht club spaces as
21 per the Code, the permissible code in Waterfront
22 Commercial.

23 CHAIRMAN FOOTE: And what is -- the private
24 yacht club space, what does that mean as far as
25 you understand; How would it be used?

1 MR. PAWLOWSKI: How I believe that yacht
2 club space, similar to the ones on Sterling
3 Avenue already, is for the owners of that yacht
4 club to -- whether they work with marine-related
5 enterprises or that they -- whatever they do with
6 boating. I think it's in keeping with what's on
7 the street already in some of the yacht clubs and
8 a use that will have a low impact to the
9 neighborhood.

10 CHAIRMAN FOOTE: So, in essence, there
11 would be 12 different yacht clubs in the
12 building?

13 MR. PAWLOWSKI: Correct. It's a large
14 space and we're trying to pick something that is
15 sustainable and that is in keeping with the Code
16 and that is how we came up with this.

17 CHAIRMAN FOOTE: Would an owner of a
18 residential unit that's also got its own private
19 yacht club, would it be able to rent that space
20 out?

21 MR. PAWLOWSKI: So, one, that -- that yacht
22 club space also comes with a dock space to
23 accompany the yacht club. The -- how we're
24 proposing it is whoever's living in the condo,
25 whether it's the owner or they do a long-term

1 lease, has the rights to use that space.

2 For instance, I'll own one of these condos
3 and yacht club space. We look forward -- we've
4 been talking with some marine related businesses
5 that would like to use it periodically for a
6 conference. We have some ideas working with an
7 individual on doing some sort of marine program
8 with the school. There's some good, low impact
9 uses within a yacht club that we're excited to
10 achieve.

11 And to answer your question, Mr. Foote,
12 yes, they could rent out that space, but they
13 can't -- the goal is to reduce and mitigate the
14 traffic. So it's -- it only could be to the
15 people that are living in the condo that have the
16 rights to use that space, and hopefully that
17 answers your question.

18 CHAIRMAN FOOTE: So you could -- when you
19 say rent it out, meaning as long as the person
20 you rent it out to is also occupying the
21 residential space; is that what you mean by that?

22 MR. PAWLOWSKI: Yeah, or they control --
23 let's just say that a local marine sales, like a
24 guy that sells boats wants to have a conference
25 there, they could let them utilize their yacht

1 club space for that one-day conference. Or if
2 they want to let the law -- you know, there is an
3 agenda to try and get a marine program for the
4 school, this space would allow that. We have the
5 parking for it, we have the large garage space
6 for it.

7 There's been some intent with the yacht
8 club I would own to create a -- I forget the name
9 of them, Beetle sailboats, like a small Beetle
10 sailboat club there within the yacht club space,
11 so. And we have that 5,000 square foot garage
12 for those boats that they wouldn't be stored
13 outside. So we're pretty excited that there's
14 good use within a private yacht club that will
15 actually be Waterfront Commercial.

16 CHAIRMAN FOOTE: Did you say the --

17 MEMBER HAMMES: I just -- sorry, go ahead.

18 CHAIRMAN FOOTE: Go ahead.

19 MEMBER HAMMES: I just have -- just
20 circling back on this use by a third party. The
21 way I read the proposed Attorney General language
22 was that there would be no lease or rental
23 allowed independently from the apartment itself.

24 MR. PAWLOWSKI: Correct. As an owner, we
25 would allow, you know, if -- for instance, I'll

1 give you an analogy. If I was to work with the
2 school to create a program, a marine program,
3 they would be utilizing my space. Not
4 necessarily for rent, whether it's for free or
5 whatever, but utilizing it in a yacht club type
6 manner.

7 CHAIRMAN FOOTE: Yeah, but the school
8 wouldn't be renting out the residential space, so
9 there's a bifurcation.

10 MR. PAWLOWSKI: I would be the owner
11 curating that program within my space, so I
12 technically wouldn't charge rent to the school.
13 But it's just that space will provide the ability
14 to offer a program under the property I own, or
15 if another owner owns it and they want to offer a
16 program they can. But they're not going -- our
17 goal is not -- with condos and with anything, we
18 want the people that are buying in to know what
19 the use will be now and in the future.

20 CHAIRMAN FOOTE: Did you say something
21 about the dock space, that there was -- what dock
22 space are you talking about? I'm a little
23 confused by that.

24 MR. PAWLOWSKI: We own -- we have our own
25 small little marina just south of the building,

1 so each yacht club space would also have a dock
2 space deeded to it as well. And we have roughly
3 14 spots.

4 CHAIRMAN FOOTE: But the parking that's
5 been allowed assumes that you're not -- like, for
6 example, you can't split up the residential
7 occupancy from this particular occupancy because
8 you wouldn't have enough spaces, right?

9 MR. PAWLOWSKI: We have plenty of spaces.
10 We have -- so the intent of -- we have 70
11 physical spaces and 10 land-banked, so we have
12 enough parking.

13 The idea for the second and third floor
14 residents is to have the parking in close
15 proximity to the main entrance. And then we have
16 seven additional right near the garage door, that
17 would be for the other -- they're the closest in
18 proximity to the resident-restricted units, so.
19 And then for the yacht clubs we have plenty of
20 parking for this entire site, we have a lot of
21 parking.

22 But the analysis is based off square
23 footage and that's the requirement we have to
24 meet and are able to meet.

25 CHAIRMAN FOOTE: Okay.

1 MEMBER DOUGHERTY: You have -- like how
2 many spaces do we have for the yacht clubs; do we
3 have an actual number?

4 MR. PAWLOWSKI: Yeah. I could tell you we
5 have the ability for -- residential units require
6 17, so 1.5 times 17, so 26 spaces required. So
7 out of the 70, 26 are required for the residents
8 and the balance is for the commercial space.

9 CHAIRMAN FOOTE: You have to do that again.
10 You kind of lost me on that. Would you just go
11 over that again?

12 MR. PAWLOWSKI: No problem. So, the
13 parking analysis is 26 spaces are required for
14 the residential units, Mr. Foote. And the
15 balance of the 80 spaces, of which 10 are
16 land-banked, would be -- is deemed for the first
17 floor commercial space. So roughly, I'll just do
18 the math, 54 spaces for the first floor.

19 CHAIRMAN FOOTE: So with all this excess
20 parking, it just makes you wonder why we even
21 have to have any more parking on the street.

22 MR. PAWLOWSKI: I understand that. But how
23 the building was originally designed, the main
24 entrance is where the proposed parking is on
25 Sterling, so we definitely wanted it in close

1 proximity for the residents above to access their
2 condos versus walking; you know, it would be
3 roughly over 250 feet away.

4 MEMBER HAMMES: And it's also true that the
5 commercial space requires under the Code a
6 certain amount of parking, correct?

7 MR. PAWLOWSKI: One hundred percent; that's
8 the reason for the big parking lot.

9 And the intent was always to convert that
10 garage into parking so that we achieve the
11 efficiency and the close proximity. Since that
12 was denied, we're trying to keep spaces in close
13 proximity and also mitigate the issue along
14 Sterling by adding the green space.

15 CHAIRMAN FOOTE: Yeah, I definitely like
16 the idea that you're taking the effort to reduce
17 the amount of street parking. That's obviously,
18 you know -- you know, I think that -- I imagine
19 the Neighborhood Association likes that as well.
20 It's just a shame that we can't come up with a
21 plan that eliminates it completely.

22 In other words, you're saying it's a matter
23 of convenience that if you actually have enough
24 spaces but you want to make it -- you want to
25 still maintain a number of convenient spaces for

1 the residential unit holders?

2 MR. PAWLOWSKI: One hundred percent. And
3 to touch on that, the SBNA definitely worked hard
4 to try and, you know, come up with a plan to get
5 rid of it and put it inside. I mean, we put in
6 several months trying to get that with the
7 variance. But the main entrance is not only --
8 it's the main entrance, it's the area where the
9 elevator is, the ADA compliancy. And we
10 definitely, as an owner of the project, want the
11 ability for people to be -- you know, similar to
12 your driveway or your house, you know, it's close
13 to your door. We still need to achieve that for
14 sure, because if we want them to walk from the
15 back, it would be roughly a 250-foot walk. So
16 it's like taking your driveway away and asking
17 you to park down the street 250 feet away, if we
18 eliminate it.

19 So that's our goal. And plus we need it by
20 Code. We need this quantity by Code and we also
21 need it for the reality of efficiency to the
22 front door.

23 And that area of the street, there's two
24 reasons for it. To make the sidewalk as
25 contiguous as possible, and where the green space

1 and sidewalk is is the building would be -- it's
2 the closest to the road, so that'll give a decent
3 buffer between the road and the building by
4 adding the trees and the green space.

5 And then at the same time, since it's
6 head-in parking, this is the widest portion of
7 the road. And it's interesting, the school bus
8 came by the other day and right now the entire
9 road is just a curb all the way down; everything
10 you see on the site plan all the way down to the
11 east of this property is all curb, and there was
12 a car parked along the curb and the school bus
13 couldn't make the turn. And I believe in the
14 past there might have been a no parking zone, I
15 don't really know, I don't see the signs now.
16 However, when we -- with this parking where it's
17 proposed will get rid of the curb, because the
18 parking spots are on our property, they're not on
19 Sterling Avenue. So it's going to give that bus
20 driver the ability to have more room to make the
21 turn. And at the same time, since these will be
22 cars, I think -- I'm hoping people will be
23 reluctant to parking behind them, similar to if
24 they were to park behind someone's driveway. So
25 I think it's going to help with larger vehicles

1 make the turn without the curb in this area, and
2 its, you know, suitable enough where it's the
3 widest point of -- portion of the road on
4 Sterling, Sterling Avenue.

5 I'm looking at the site plan this whole
6 time, that's why I'm not looking directly at you
7 guys.

8 CHAIRMAN FOOTE: Yeah, so am I

9 (*Laughter*)

10 Okay. Well, thank you. Does anybody have
11 any further questions?

12 MEMBER HAMMES: I don't have any other
13 questions, but I would like to say that I am
14 still struggling with the spirit of Waterfront
15 Commercial and the private yacht clubs, and will
16 ultimately probably want some language that makes
17 it clear, a little bit clearer what that means in
18 terms of usage for those spaces. I definitely
19 wouldn't want to see them using any one as a
20 dwelling, an additional dwelling space.

21 And to the extent that there's wiggle room,
22 you know, what you're talking about with the
23 marine program for the school, that would be very
24 laudable in my opinion, it would be a good use of
25 that space. But I just -- I'm concerned because

1 it's not specifically defined within the Code,
2 but there's a lot of room there for things to be
3 done that I don't think anybody thought and there
4 was a reason why the Village required that much
5 Waterfront Commercial be maintained in that
6 building.

7 So this is something I keep kind of
8 struggling back and forth with and I -- we're
9 going to have a public hearing on it and I guess
10 we'll see what the public has to say as well, but
11 I just wanted to put that out there so people
12 knew where my thinking and head was at this
13 moment on that point.

14 MEMBER KYRK: Yes, this is Reed. I agree,
15 I really can't understand what the day-to-day use
16 of that during the Summer, let alone the rest of
17 the year would be.

18 MEMBER COTUGNO: Hello? Can I say
19 something? Hello?

20 MEMBER HAMMES: Is that John?

21 MEMBER COTUGNO: This is John Cotugno.
22 Sorry I couldn't sign in the normal way. I am a
23 member of the Planning Board, and I'm a little
24 ambiguous about the parking, but that's the least
25 of it. I'm totally against this indoor,

1 whatever, yacht club, whatever you want to call
2 it.

3 It would be great for me because I own a
4 small apartment as well and my children and
5 grandchildren often come, and I would definitely
6 put beds in there and it'll be like their own
7 apartment, they won't have to stay with me.

8 And in terms of renting it, forget it. I
9 would rent it to any Tom, Dick or Harry. There's
10 no way to enforce that, it is totally out of the
11 question in my mind. That's only me, that's only
12 me. But anybody can see it. I mean, the powder
13 rooms are as big as bathrooms, you can easily add
14 a tub in there. There's a little kitchenette,
15 it would be perfect, my children will love that.
16 I think I'll buy there, Paul, just so I can have
17 my family stay there.

18 MR. PAWLOWSKI: To touch base on that,
19 there's going to be annual inspections by Fire
20 Marshals; this building's a sprinkler building,
21 an alarm building. This -- there's zero --
22 there's no shower going in, there's a half-bath
23 going in. Because --

24 MEMBER COTUGNO: Well, then why are they
25 bigger than bathrooms? Why are they bigger than

1 bathrooms if there's no shower? Why is the space
2 specifically dedicated where a shower or a tub
3 would be? Come on, Paul, I wasn't born
4 yesterday. It's all set up for it.

5 MR. PAWLOWSKI: I'm not trying to -- no.
6 If you want to mitigate the size of the
7 bathrooms, I have no problem with that. The
8 intent was to have a half-bath, closet space, you
9 could mitigate the size of that, so you have
10 comfort there.

11 There's zero intent and zero ability.
12 Listen, there's going to be checks and balances
13 for the foreseeable future with this space, so
14 we're doing a permissible use. There's no one in
15 -- we could draft whatever you need to make sure
16 it doesn't become a residential space. And the
17 bathrooms are the bathrooms, they're half-baths,
18 or we could mitigate it so they can't put a
19 shower in there or anything like that. You know,
20 that's not an issue whatsoever. The guys are
21 going to own their, you know, two-bedroom or
22 three-bedroom condo on the second and third
23 floor. I have -- you know, I'm not worried about
24 that at all.

25 And I understand your concern, but it will

1 be -- there's going to be checks and balances.
2 There's going to be inspections because of the
3 fire system and the sprinkler system every year,
4 so someone's going to be able to tell if it's
5 being used inappropriately. And it's
6 specifically stated in the offering plan it
7 cannot be used for residential space, and it's in
8 keeping with the other yacht clubs in the area.
9 And you --

10 MEMBER COTUGNO: I'm sorry, I believe you,
11 but once all is said and done and somebody paid a
12 good amount of money for the unit, they're going
13 to do -- I'm not blaming you for it, they're
14 going to do whatever they want until they get
15 thrown out. And unfortunately, we --

16 MR. PAWLOWSKI: That's where I --

17 MEMBER COTUGNO: The Village can't enforce
18 that, it's an unenforceable thing. You'd have to
19 have a security guard by the door.

20 MR. PAWLOWSKI: Yeah. I mean, that's
21 similar to somebody doing something illegal like
22 converting a basement or whatever or a garage,
23 there's code enforcement for that. This is a
24 highly scrutinized project, so I think there will
25 be checks and balances. And we're picking

1 something that's low impact and that's the number
2 one thing in the Code. You know, I will do
3 whatever comfort level on paper you want, but in
4 reality we're always susceptible to somebody
5 trying to do something that's not accurate to the
6 Code. But what I'm proposing is accurate to the
7 Code, it's utilizing a large space that has
8 proven not to be successful by one tenant. And I
9 really believe that with some of the local ideas
10 that if you give it a chance you'll see that this
11 is going to cure it from pretty cool things
12 because of these spaces.

13 MEMBER COTUGNO: Yeah. And everybody's
14 welcome to their own opinion, that's my opinion.
15 I would never vote for it but I'm only one out of
16 whatever, four or five, or whatever there is,
17 never in a million years. And don't take it
18 personally, it has nothing to do with you, it has
19 to do with reality.

20 MR. PAWLOWSKI: I understand. I thought
21 about this space for a long time, I'm picking
22 something that's permissible by Code. I'm
23 picking something that I believe is low impact
24 for the neighborhood and I'm picking something
25 that will curate pretty good things.

1 But the number one thing, and we're
2 steadfast on it as the owners of the property,
3 that it's permissible by Code. And we will
4 ensure that it won't be turned into residential
5 space and that it'll be intended use for what it
6 should be versus anything negative. And I'm
7 pretty sure there's a lot of eyes on this project
8 and we'll do the right thing, and I believe the
9 buyers did the right thing and that's the best we
10 can do. Because any Waterfront Commercial space
11 could take advantage of a situation or a code and
12 we have to adjust at that time. But until that's
13 done, we're doing what's permissible by code.

14 CHAIRMAN FOOTE: So will the condo bylaws
15 say things like this space expressly can't be
16 used for residential use, you're not allowed to
17 sleep in it and anything associated must be
18 residential?

19 MR. PAWLOWSKI: Correct. And it will limit
20 it to what we're here before you, so there's
21 transparency now and in the future. And you have
22 some -- you have the draft language on it, but,
23 yes.

24 And as far as the showers are concerned,
25 there's none, there's no plumbing for it. You

1 could mitigate the size of it where then it --
2 somebody would have to come in and do
3 construction, we could do that, you know. Not
4 that showers are illegal in a yacht club, but to
5 help mitigate the concern of it turning into a
6 bedroom, we could work with the Planning Board on
7 that.

8 MEMBER KYRK: So -- this is Reed. So if
9 you were using it for your basically boating
10 cabana. You know, one goes to the beach, you
11 have a cabana, you change your clothes there,
12 you -- is that a residential use of that
13 property? I think it must be. And, you know,
14 with John, I'm just envisioning that that would
15 be the most appealing thing to do with that.

16 MR. PAWLOWSKI: Yeah? I mean, I'm sure --

17 MEMBER COTUGNO: I would love it. I would
18 take a shower there, this way I don't mess up my
19 bathroom.

20 MR. PAWLOWSKI: There's no showers.

21 MEMBER COTUGNO: There's the space for a
22 shower, number one. And even if you didn't have
23 the space, you're going to have like I have in
24 the City, I turned the whole unit into a shower
25 just by having a four-drain and a head.

1 MR. PAWLOWSKI: Well, there will be annual
2 inspections to check that it's staying Code
3 compliant.

4 MEMBER COTUGNO: How about the other
5 51 weeks?

6 MR. PAWLOWSKI: I don't -- you know, people
7 take advantage of certain situations. I don't
8 believe that's -- I know it's not my goal. I'll
9 own one of these yacht clubs and I believe the
10 people that are going to be using these will have
11 enough space in their residential unit for the
12 residential purposes.

13 MEMBER KYRK: Well, to flip it around, I'm
14 trying to imagine a commercial business that
15 would fit in that space. I could see a tackle
16 shop, I see a T-shirt shop, something like that.
17 So, you know, but to do that, you'd have to make
18 it sort of a destination.

19 MR. PAWLOWSKI: It's a residential
20 neighborhood.

21 MEMBER KYRK: Yeah.

22 MR. PAWLOWSKI: We have a marina to conform
23 with the Waterfront Commercial use.

24 MEMBER KYRK: Right.

25 MR. PAWLOWSKI: Any -- listen, as a

1 developer --

2 MEMBER KYRK: The marina is not on-site,
3 right? It's not contiguous with that property;
4 is that correct?

5 MR. PAWLOWSKI: No, no, it's 100% on-site
6 touching within -- all the slips are, you know,
7 walk out your yacht club right to your boat slip.

8 MEMBER KYRK: Yeah, that's fine. I wasn't
9 aware of that, okay. So you could have people
10 arriving by boat and, you know, making use of the
11 commercial -- you know, a sandwich shop, I don't
12 know, I'm just trying to see the thing working,
13 you know?

14 MR. PAWLOWSKI: Yeah, there's a fine line
15 between what people are willing to live above and
16 what a neighborhood could -- impact to a
17 neighborhood and, you know, a tackle shop, I
18 don't know how well that would do. A restaurant
19 would be very tough in that area, a hotel would
20 be very tough in that area.

21 MEMBER KYRK: Yeah. If I was a jet ski
22 mechanic, I'd love one of those.

23 MR. PAWLOWSKI: Yep, maybe a jet ski
24 salesperson could utilize their yacht club for
25 that intended purpose. But we're not allowed

1 outdoor storage, that's the intent of the indoor
2 storage. So there's some -- there are some
3 issues with heavily commercial use and that's why
4 we're not going that route.

5 MEMBER KYRK: Right, right. So it seems
6 like you've got something that's appropriated for
7 the water -- you know, the limited Waterfront
8 Commercial use. It's just that the most
9 appealing things to do with it are unlikely to
10 happen because of the -- you know, because of the
11 residential aspect of it, you know. It's just --

12 MR. PAWLOWSKI: It is very tough. It's not
13 only our residential aspect, it's the
14 neighborhood itself as well.

15 MEMBER KYRK: Sure.

16 MR. PAWLOWSKI: You know, I'm not ignoring
17 that at all and I would definitely work with the
18 Planning Board on defining any language if it
19 gives more comfort. But there's --

20 MEMBER HAMMES: Yeah. I mean, I would just
21 add that this is -- you know, this is also
22 precedent for what other Waterfront Commercial
23 space is left in the Village. So, we just are
24 going to have to all be factoring that into our
25 views on this as well because I don't -- you

1 know, again there was a reason they put that much
2 Waterfront Commercial space in there.

3 MR. PAWLOWSKI: Yeah, I agree. The only
4 difference between this Waterfront Commercial
5 area and the other areas of concerns without
6 naming others of concern, this is in a
7 predominantly residential neighborhood. This is
8 not directly off downtown, this is not the STIDD
9 property or the Clark's Property. If I was to
10 own those properties, I would definitely do
11 something much more retail, much more
12 commercial -- tackle shop, restaurant, hotel, you
13 name it -- because it would be sustainable there.

14 MEMBER HAMMES: Yeah, but those aren't
15 conditional uses, right? They're not -- again,
16 you have to go back to what the thought process
17 was which was this was supposed to be -- I
18 understand what you're saying about it being
19 residential and it's one of the reasons why I
20 find this a particularly hard one to figure out
21 where I actually fall on it because I know the
22 neighborhood well, I walk through there all the
23 time. But to go to what you're saying and some
24 of the other things that have come up about what
25 could be -- what uses there could be, there's a

1 difference between what's a permitted use and
2 what's a conditional use in Waterfront
3 Commercial, right? And again, I go back to
4 unless the Village as a whole in reviewing the
5 old WRP and other things makes zoning code
6 changes, the intention was for those Waterfront
7 Commercial areas to be principally used for the
8 permitted uses with the conditional uses. And
9 granted, we've seen what's happened on Front
10 Street, what's down there where almost everything
11 is a conditional use, but those should never have
12 been, frankly, the case, right, so -- without a
13 code change.

14 So, this is not your issue, this was a Code
15 issue, but it's just something that I, again,
16 struggle with when I look at the stipulation
17 agreement and the amount that was agreed to go
18 into Waterfront Commercial with the intent
19 originally being that it would be a principal
20 Waterfront Commercial use.

21 `Having said that, I don't disagree with
22 you that that doesn't really work very well with
23 the neighborhood. So, again, I haven't -- I
24 personally haven't really come to my final
25 decision on this, but assuming that I get on

1 board with the idea, I'll definitely want to see
2 language around what those yacht clubs are for
3 and make it clear that they can't be used for
4 dwelling purposes. And to the extent that
5 they're being used, you know, for things that
6 they really have to be something that would
7 otherwise be Waterfront Commercial that's not a
8 T-shirt shop, for instance.

9 MR. PAWLOWSKI: Yeah, I totally agree and
10 understand and look -- we'll work with the
11 Planning Board on that language. And the number
12 one reason we chose this use is because it is not
13 -- it is a permitted use.

14 MEMBER HAMMES: I understand.

15 MR. PAWLOWSKI: And --

16 MEMBER HAMMES: It's a little bit
17 unfortunate that there's not more definition
18 around it. And I understand that there are other
19 buildings over there that say that they're yacht
20 clubs, but we all know that some of those are
21 being used more for residential purposes and
22 that's not something I want to see happen with
23 your building.

24 MR. PAWLOWSKI: Yeah. I --

25 MEMBER KYRK: I mean, does it have to be a

1 usable ancillary use, does it have to be -- I
2 mean, you know, if it's not commercially
3 feasible, let's say, does that qualify? I mean,
4 because then, you know, potentially you're
5 building a place where you're likely going to
6 have empty spaces.

7 MR. PAWLOWSKI: Well, I'll tell you right
8 now. You know, what's feasible is similar to
9 creating, you know, a sailboat, a mini sailboat
10 camp, stuff like that. But just looking at this,
11 I mainly own commercial properties throughout all
12 forks and -- that's a good point, because there's
13 very little that would succeed down there that's
14 more of a commercial intent. And I'm not just
15 saying that, it's been proven; look at the
16 businesses that were there that went out of
17 business. And unless you put a restaurant or a
18 hotel, a coffee shop will fail, a tackle shop
19 will fail, and this is my opinion, but I'm
20 looking at proximity to downtown and finding this
21 place. Not only that, you have a tackle shop,
22 that means every day, several times a day UPS is
23 coming in, things of that nature. It's not
24 conducive for a heavy, intense use.

25 And I would tell you right now, I wouldn't

1 rent a space there that is more retail. But I
2 certainly would look to, you know, create -- if I
3 was selling boats on-line it's a great space, if
4 I was an artist and I want an art studio or a
5 gallery it's ideal, we have the parking for that,
6 because that's not a high-impact thing. But I'll
7 tell you right now, you could go down the entire
8 list of the permitted uses and there's very few
9 that would be successful, and then we would have
10 empty space doing nothing.

11 And I'm all for protecting this space from
12 becoming more residential. We're utilizing -- as
13 it states on the stipulation, the garage area is
14 the garage area and the balance of the property
15 is still being used for Waterfront Commercial use
16 which we believe is low impact. And we -- and
17 that's not just for our -- who's living there,
18 it's for everyone in that area.

19 MEMBER DOUGHERTY: Wait, I'm sorry. Can I
20 ask a question? I thought -- my understanding is
21 that there are only yacht clubs, but now you're
22 saying there can also be artist studios? I know
23 the last time you went before the Zoning Board,
24 there were several different things, but now is
25 it's yacht clubs, is it --

1 MR. PAWLOWSKI: We are limiting it as the
2 sponsor of the building. Right now they are all
3 defined as yacht club spaces. However, in the
4 draft information you got it would be limited to
5 yacht club, art studio or gallery only, but they
6 would have to come back before the Planning Board
7 to change it from yacht club to those spaces.
8 But we are doing that so not only we have
9 transparency on what's going to be the use there
10 now and in the future, and also we have no choice
11 but to set a parameter with the Attorney General
12 review.

13 CHAIRMAN FOOTE: Paul, how many boat slips
14 are there associated with the property?

15 MR. PAWLOWSKI: Fourteen.

16 CHAIRMAN FOOTE: And -- so the only people
17 who are entitled to a boat slip, you know, at
18 least 12 of them are people who own the
19 individual private yacht club space; is that
20 correct?

21 MR. PAWLOWSKI: Correct.

22 CHAIRMAN FOOTE: And are they entitled to
23 rent out their boat slip spaces, or is that not
24 permitted?

25 MR. PAWLOWSKI: Not permitted.

1 CHAIRMAN FOOTE: What is the -- just
2 curious, and we'll find out, I guess, at the
3 Public Hearing directly. But in your
4 conversations with the Neighborhood Association,
5 what is their input, then, in terms of the
6 private -- this private yacht club space
7 configuration?

8 MR. PAWLOWSKI: I believe -- I'm not going
9 to speak for them. We've worked hard together,
10 I've been transparent with me, they've been
11 transparent with me and they understand that this
12 was the intent for this space. But I definitely
13 would prefer to let them speak on their behalf,
14 just for their -- out of respect of for the
15 Neighborhood Association.

16 I expressed to them the reasons, which I've
17 explained to the Planning Board tonight, for this
18 private yacht club intended use and that's the
19 best I can answer that.

20 CHAIRMAN FOOTE: Fair enough. Thank you.

21 MEMBER HAMMES: Walter?

22 CHAIRMAN FOOTE: Yeah?

23 MEMBER HAMMES: I'd like to make a
24 suggestion. I mean, this is not -- we normally
25 don't do site visits like the Zoning Committee

1 does, but I personally think in this particular
2 instance it might be worth while to do a site
3 visit before the public hearing. I don't know if
4 anybody else on the Board feels that way, but
5 just to understand better the flow and, you know,
6 where the marina is vis-a-vis the -- I mean, I
7 walk by the building, but it's kind of all hidden
8 back in there and I just think it might help us
9 to envision this all a little bit better. For
10 what it's worth, that's my view.

11 CHAIRMAN FOOTE: Yeah, I'd be in favor of
12 that. I think it's a good suggestion. Thanks.

13 MEMBER COTUGNO: Yeah, it's a good
14 suggestion and I would love to walk it. I would
15 love to do that.

16 MEMBER KYRK: Yeah, me too.

17 MR. PAWLOWSKI: You're not allowed to sleep
18 in a yacht club, though.

19 (*Laughter*)

20 CHAIRMAN FOOTE: Or take a shower.

21 MR. PAWLOWSKI: Yes.

22 MEMBER COTUGNO: That's the other thing.
23 In the small spaces, why can't there be a common
24 toilet, even shower area in a small -- as long as
25 it's common, like a dormitory.

1 Like I know, I've done a lot of strip kind
2 of census and not everybody has their own toilet,
3 there's a group of toilets in one area.

4 MR. PAWLOWSKI: We have the space for it.
5 COVID -- originally we were going to do one big
6 yacht club, COVID helped change our minds to do
7 individual, and with the bathrooms it's
8 definitely more appealing to have your own.
9 And plus --

10 MEMBER COTUGNO: I know.

11 MR. PAWLOWSKI: You know, one thing about
12 this property that's great, it's privately
13 maintained, but at the same time a common
14 bathroom isn't always the cleanest and this is
15 just more appealing.

16 MEMBER COTUGNO: Yeah. It's more of a
17 temptation than appeal; it's a temptation.

18 CHAIRMAN FOOTE: Yeah, I think that,
19 frankly, the way John describes it sounds more
20 like the yacht clubs I've been visiting than the
21 ones that you're proposing.

22 MEMBER HAMMES: Just going back to my
23 point. So would it be possible to schedule a
24 visit for the Planning Board members that want to
25 attend, maybe before the next Planning -- the

1 next meeting when the public hearing will be
2 held, either that day or earlier in the day?
3 I don't know what time works for people. More
4 people on the Planning Board than me have more
5 commitments, so I'm pretty wide open.

6 CHAIRMAN FOOTE: Paul Pallas, do you want
7 to suggest something here?

8 ADMINISTRATOR PALLAS: You know, given that
9 the meeting starts typically at 4, I might
10 suggest the day before so more people would be
11 able to attend. I think it's really Board
12 Members, if -- I don't know with your
13 availability if you could do it early in the
14 afternoon, say 2 or 2:30, between 2:30 and 3 or
15 something like that, if you're all available.

16 MEMBER DOUGHERTY: I can't do Wednesday
17 afternoon. I can do Wednesday morning, or I
18 could do Thursday, really

19 MEMBER COTUGNO: I was going to say, I'm
20 amenable to a Saturday or a Sunday.

21 MEMBER HAMMES: I can do whenever, so
22 (laughter).

23 CHAIRMAN FOOTE: Well, it sounds like the
24 default day is going to have to be -- if John can
25 only do a Saturday or a Sunday, we want everybody

1 to be able to be available.

2 MEMBER COTUGNO: It doesn't have to be, I
3 just figured that may make it easier for people
4 who work. I didn't say it had to be on a
5 Saturday or a Sunday.

6 MEMBER HAMMES: Well, Lily --

7 MEMBER DOUGHERTY: I work on Saturday and
8 Sunday, so it doesn't -- I mean, I can do it
9 Sunday morning.

10 ADMINISTRATOR PALLAS: Lily, what -- you
11 said Thursdays you could do before the meeting?

12 MEMBER DOUGHERTY: Yeah, I can do any time
13 on Thursday.

14 CHAIRMAN FOOTE: Thursday is fine with me.
15 I'll make my schedule -- I'll rearrange it if I
16 have to. Thursday sounds fine to me, earlier,
17 before the meeting.

18 ADMINISTRATOR PALLAS: Reed? Reed, are you
19 available?

20 MEMBER KYRK: Yes, I am. I'm available at
21 any time, really, I shouldn't be a constraint.

22 ADMINISTRATOR PALLAS: Why don't we set the
23 time, then, as a meeting time at 2:30 on the
24 meeting night, which is the 27th of May.

25 MEMBER KYRK: Sounds good to me.

1 MEMBER HAMMES: 2:30, is that what we're
2 saying?

3 CHAIRMAN FOOTE: Yes.

4 ADMINISTRATOR PALLAS: Yes. If you all
5 believe that's enough time, it seems like it
6 would be.

7 MEMBER HAMMES: Yes, that's fine with me.

8 CHAIRMAN FOOTE: That should be just fine.
9 Okay.

10 At this time, I'd like to -- does anybody
11 else have any further questions with Mr.
12 Pawlowski? If not, then I'll -- I move to
13 schedule the public hearing for our next meeting
14 in May. Do I have a second on this?

15 MEMBER HAMMES: Second.

16 CHAIRMAN FOOTE: Okay. All those in favor?

17 (*Aye Said in Unison*)

18 The Public Hearing is so scheduled for May
19 the 27th. Thank you very much

20 MR. PAWLOWSKI: Thank you.

21 CHAIRMAN FOOTE: At this time --

22 CLERK AURICHIO: Walter, before you adjourn
23 the meeting, can I ask you if the next meeting is
24 going to be virtual or in public?

25 CHAIRMAN FOOTE: Oh, man, you have to put

1 me on the spot here? I would like to make it
2 public but -- you know, I'm fully vaccinated,
3 just speaking for myself, and I don't know where
4 other people --

5 MEMBER HAMMES: I'm fine doing fully public
6 as well, I'm fully vaccinated. The only concern
7 I have is the space limitations if we think that
8 there's going to be a big turnout because of the
9 three public hearings.

10 CHAIRMAN FOOTE: Well, what are the rules
11 regarding space limitations currently? Does the
12 Village have its own rules, does the State have
13 rules that have been adjusted; does anybody know?

14 ADMINISTRATOR PALLAS: The rules as far as
15 I know have not been adjusted, although they are
16 changing very rapidly. You know, I can't
17 predict, but certainly I would think within a
18 month there might be the ability to have
19 additional -- additional speeds.

20 We can also open -- request that the Fire
21 Department open the bay door for additional
22 seating as well; they are generally -- can
23 generally accommodate that. I will confirm that
24 with them tomorrow, which would give us
25 significant additional seating. You know, again,

1 we can set that up just in case.

2 CHAIRMAN FOOTE: Okay. Well, we don't have
3 to decide that at this minute, we can decide that
4 a little later, correct, whether we're indoors or
5 virtual?

6 ADMINISTRATOR PALLAS: That's --

7 MEMBER HAMMES: I mean, I think that if the
8 bay can be opened up, that that's probably the
9 right answer.

10 MEMBER DOUGHERTY: Wasn't there also one
11 Village meeting that was kind of both?

12 MEMBER HAMMES: Yeah, that didn't work so
13 well, though (laughter). The technology didn't
14 work so well on that.

15 ADMINISTRATOR PALLAS: It's very difficult,
16 particularly the --

17 CHAIRMAN FOOTE: I think the in-person
18 meetings are for matters, particularly these
19 kinds of matters are just more meaningful when
20 they're in-person, that's the way they're
21 intended. And I think just for example, Paul may
22 be able to pull out -- Paul Pawlowski may be able
23 to pull out something on a chart. It's just --
24 real-time is just easier to kind of communicate
25 certain things that are more difficult when we do

1 it virtually.

2 MEMBER DOUGHERTY: I would agree. I just
3 want it to be accessible to as many people as
4 possible, so.

5 CHAIRMAN FOOTE: Right, absolutely.

6 ADMINISTRATOR PALLAS: I would also -- Mr.
7 Chairman, I would also offer a suggestion. Since
8 you will have three public hearings that night,
9 that for folks that are only interested in one,
10 that they defer to others who are interested in
11 others. So if they're only there for, for
12 example, the first hearing and they're not
13 interested in -- sorry, they're only there for
14 the third hearing, or interested in the first or
15 second but they wait if we don't have the room.
16 This is only a contingency if they don't have the
17 room, that they wait outside until the -- until
18 that hearing is concluded and that we can shift
19 votes.

20 CHAIRMAN FOOTE: Yeah, and hopefully it's
21 not raining that day. But yeah (laughter), good
22 idea.

23 All right. Well, thanks, everyone.

24 At this time I have a motion to adjourn
25 this meeting. Do I have a second?

1 MEMBER HAMMES: Second.

2 MEMBER COTUGNO: Second.

3 CHAIRMAN FOOTE: All in favor?

4 (*Aye Said in Unison*)

5 The meeting is so adjourned. Thanks,

6 everyone. Bye-bye.

7 CLERK AURICHIO: Thank you.

8 (*The meeting was adjourned at 5:01 p.m.*)

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