VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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ZONING BOARD OF APPEALS

REGULAR SESSION

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Station One Firehouse Third & South Streets Greenport, NY, 11944

July 20, 2021 6:00 p.m.

BEFORE:

JOHN SALADINO - CHAIRMAN

JACK REARDON- MEMBER

CONNIE SOLOMAN - MEMBER

SETH KAUFMAN - MEMBER

* * * * * * * * * *

ROBERT CONNOLLY - ZONING BOARD ATTORNEY

AMANDA AURICHIO - SECRETARY TO THE BOARD

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1	(*The meeting was called to order at 6:01 p.m.*)
2	CHAIRMAN SALADINO: Folks, this is the
3	Village of Greenport Zoning Board of Appeals
4	Regular Meeting.
5	Item No. 1 is a motion to accept the
6	minutes of the June 15th, 2021 Zoning Board of
7	Appeals meeting. So moved
8	MEMBER KAUFMAN: Second
9	CHAIRMAN SALADINO: All in favor?
10	MEMBER REARDON: Aye.
11	MEMBER SOLOMON: Aye.
12	MEMBER KAUFMAN: Aye.
13	CHAIRMAN SALADINO: And I'll vote aye.
14	(VOTE: 4/0/0/1 - Not Present: Member Gordon).
15	Item No. 2 is a motion to approve the
16	minutes of the May 18, 2021 Zoning Board of
17	Appeals Meeting. So moved
18	MEMBER REARDON: I'll second.
19	CHAIRMAN SALADINO: All in favor?
20	MEMBER KAUFMAN: Aye.
21	MEMBER SOLOMON: Aye.
22	MEMBER REARDON: Aye.
23	CHAIRMAN SALADINO: And I'll vote aye.
24	(VOTE: 4/0/0/1 - Not Present: Member Gordon).
25	Item No. 3 is a motion to schedule the next

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1	Zoning Board of Appeals meeting for August 17th,
2	2021, 6:00 p.m. at the Station One Firehouse,
3	Third and South Streets, Greenport, NY 11944.
4	So moved
5	MEMBER KAUFMAN: I'll second
б	CHAIRMAN SALADINO: All in favor?
7	MEMBER REARDON: Aye.
8	MEMBER SOLOMON: Aye.
9	MEMBER KAUFMAN: Aye.
10	CHAIRMAN SALADINO: And I'll vote aye.
11	(VOTE: 4/0/0/1 - Not Present: Member Gordon).
12	Item No. 4 is a motion to accept the
13	findings and determinations for 175 Fifth Street.
14	This property is located in the R-2 (One and
15	Two-Family) District and not located in the
16	Historic District. The Suffolk County Tax Map
17	No. Is #1001-7-4-18. So moved.
18	MEMBER REARDON: I'll second.
19	CHAIRMAN SALADINO: All in favor?
20	MEMBER KAUFMAN: Aye.
21	MEMBER REARDON: Aye.
22	MEMBER SOLOMON: Aye.
23	CHAIRMAN SALADINO: And I'll vote aye.
24	(VOTE: 4/0/0/1 - Not Present: Member Gordon).
25	Item No. 5 is 511 Carpenter Street.

There's a motion to accept the application and 1 2 schedule a public hearing for the application of Jenna and Donald Williams, represented by 3 4 Isaac-Rae Studios, for the property located at 5 511 Carpenter Street, Greenport, NY, 11944. The property is located in the R-2 (One and Two 6 7 Family) District and is located in the Historic 8 District. This property requires area 9 variances. The Suffolk County Tax Map No. Is 10 1001-4.-3-32). 11 The applicant is here. If you have anything to say, now would be the time. 12 We're kind of familiar with this application. 13 14 MR. WILLIAMS: The project remains consistent with --15 16 MS. MAHONEY: Can you come up to the 17 microphone, please. 18 MR. WILLIAMS: Yes. 19 CHAIRMAN SALADINO: Name and address for the stenographer. 20 21 MR. WILLIAMS: I'm sorry. 22 MS. MAHONEY: That's okay. 23 MR. WILLIAMS: The project remains very consistent from the outside of the area, so I 24 25 don't have a tremendous amount to add. It's good

to see you guys, though. 1 2 (*Laughter*) CHAIRMAN SALADINO: Okay. We're going 3 4 to -- if there's -- is there anyone else from the 5 public that would like to speak about this application? No? Okay. 6 7 We had a site inspection. We don't need another site inspection, I'm guessing, right? 8 Everybody's been there, everybody saw the house, 9 10 and I'm sure Diana feels the same way. So, I'm 11 going to make a motion that we accept this application. So moved 12 MEMBER SOLOMON: I second. 13 14 CHAIRMAN SALADINO: All in favor? MEMBER KAUFMAN: Aye. 15 MEMBER SOLOMON: Aye. 16 17 MEMBER REARDON: I'd like to make a 18 comment. 19 CHAIRMAN SALADINO: Sure. 20 I'm not changing the MEMBER REARDON: 21 motion, but before the motion is accepted. This 22 applicant had to submit numerous variances for 23 what I'm going to state as my opinion, sometimes 24 it should not have to be applied for because they are preexisting. Unless he's changing the height 25

of his building, something like that, it should 1 not require a redundant variance. So I'm just 2 trying to put that on the record. 3 4 CHAIRMAN SALADINO: Okav. 5 MEMBER REARDON: Aye, I accept the motion. CHAIRMAN SALADINO: We could certainly --6 we could certainly square away those concerns 7 8 during the -- at the public hearing or during our narrative. 9 10 MEMBER REARDON: It's more of a general 11 statement than a specific one, I guess. 12 CHAIRMAN SALADINO: Okay. And I'll vote aye. (VOTE: 4/0/0/1 - Not Present: Member 13 Gordon). 14 15 We're going to schedule the public hearing 16 for August 17th at 6 o'clock, we schedule all of them at 6 o'clock. So -- and no site inspection. 17 18 So that's it. We'll see you August 17th at 6 o'clock. 19 20 MR. WILLIAMS: Appreciate it. Thank you. 21 CHATRMAN SALADINO: Sure. Item No. 6 is 302 Sixth Street. There's a 22 23 motion to accept -- actually, I'm not even going 24 to read this because, from what I understand, 25 there's been -- there's been a mutual agreement

between the Building Department and the applicant
 that they agreed to table this.

MR. CONNOLLY: Yes, it's my
understanding -- after speaking with Paul Pallas,
it's my understanding they're going to reapply
next month to hopefully get on the September
agenda.

8 CHAIRMAN SALADINO: Okay. So we're going 9 to table this till we get another ramification.

10 Item No. 7 is 220 Fifth Avenue, it is a 11 motion to accept the application, schedule a public hearing and arrange a site visit for the 12 application of Ian Crowley and Angelo Stepnoski, 13 14 for the property located at 220 Fifth Avenue, 15 Greenport, NY, 11944. This property is located 16 in the R-2 (One and Two Family) District and is 17 not located in the Historic District. This 18 property requires area variances. The Suffolk County Tax Map No. Is 1001-4.-8-7. 19 Is the 20 applicant here?

21 MS. WINGATE: He is not. I am an agent for 22 the applicant.

23 CHAIRMAN SALADINO: Come on, Eileen.

24 MS. WINGATE: Ian's not here.

25 CHAIRMAN SALADINO: Name and address for

1 the stenographer.

MS. WINGATE: Eileen Wingate, 2805 West
Mill Road, Mattituck, NY.

4 It's a subdivision. It's an existing
5 double lot, it's on Fifth Ave. I'll answer
6 questions; it's pretty straight forward.

7 I've done a rather random study. I looked at the map, I drew a circle, I hope you have that 8 9 information. I went through records and found 10 how many lots are 60 feet wide and it turns out 11 that 58% of the neighborhood is 50 feet wide. So, we're not really asking for too many 12 variances. We have an undersized lot in lot 13 width and the subdivision will create that 14 situation on both lots. 15

16 CHAIRMAN SALADINO: Okay. We don't want to 17 take -- well, you know that. We don't want to 18 take testimony now, it's just about the 19 application.

20 MS. WINGATE: No, I know; yeah. 21 CHAIRMAN SALADINO: So, if any of the 22 members have a question about the application, we 23 can ask the owner's representative.

24 MEMBER REARDON: I looked at the 25 application, it looks like they're going to build 1 a single-family home?

2	MS. WINGATE: Single-family. It's not very
3	big either. We didn't want to ask for too many
4	variances, I think the two that we've asked for
5	are sufficient. So we worked very hard to keep
6	the house that we expect to build to meet all
7	setback requirements, so we've met rear yard,
8	side yards and front yard requirements. So it's
9	really more about the lot than it is about the
10	house.
11	MEMBER REARDON: Okay.
12	CHAIRMAN SALADINO: About lot size.
13	MS. WINGATE: It's about lot size.
14	MR. CONNOLLY: And width.
15	MS. WINGATE: And width.
16	MEMBER KAUFMAN: It's entirely lot size,
17	right.
18	MS. WINGATE: And width.
19	CHAIRMAN SALADINO: And Connie?.
20	MEMBER SOLOMON: No, I don't have any
21	questions right now. I have to see the location.
22	MEMBER REARDON: My relegated comment's
23	solely about the application.
24	MEMBER SOLOMON: Well, you
25	(*Laughter*)

CHAIRMAN SALADINO: As long as it's not 1 2 testimony. As long as we're not testifying --MEMBER REARDON: I'm looking at the --3 4 MS. WINGATE: I'm listening. 5 MEMBER REARDON: -- plans, the site plan and the rough plans for the property, and taking 6 my very limited experience in this position, 7 8 listening to people in the community, mostly from 9 neighbors of people who were having variance 10 issues. So that's what I'm leaning this next statement, is that people in Greenport tend to 11 really like the front porch and they like 12 neighbors and houses that have front porches, and 13 14 this ain't got it. So, as a representative to 15 the owners, and you have no obligation to do 16 this, you might pass on that interest, that 17 community interest that, you know, leisurely laying around the front porch thing might 18 aesthetically benefit this project. 19 20 MS. WINGATE: The house that you're looking at, again, we didn't spend a fortune on technical 21 22 house plans. This was kind of --23 MEMBER REARDON: These are not the final plans, I understand that. 24 MS. WINGATE: Yeah, this is -- the house 25

has gotten simpler. We don't have a lot of 1 house, it's like 800 square feet on the first 2 floor. So, you know -- ooh, a porch needs to be 3 4 a minimum of 11 to 12-feet wide if you don't want 5 to have to stand up every time somebody passes. MEMBER REARDON: Eileen, I know the --6 7 MS. WINGATE: We'll take it. 8 MEMBER REARDON: -- practicality of all 9 that, you know, moving around. MS. WINGATE: Well taken. And again, we 10 didn't want to ask for the fourth and fifth and 11 sixth and ninth variances, so. 12 13 MEMBER REARDON: Right. It's a tight, little house. 14 MS. WINGATE: 15 MEMBER REARDON: Right. And I know the one 16 house right next door does not have a front porch 17 either. I'm just letting everybody know --MS. WINGATE: Interesting, yeah. 18 MEMBER REARDON: -- what the word is in the 19 20 hood, so to speak. 21 MS. WINGATE: Right. 22 MEMBER REARDON: People like that. 23 CHAIRMAN SALADINO: The word on the street; 24 is that what it is? 25 I don't look at the house. You know, to me

1 it's land use.

2	MS. WINGATE: Right. Well, one thing about				
3	the house that's interesting is there's three in				
4	a row. So we're going to be using a similar roof				
5	line and we really looked at the character of				
б	everything that's round and the three most				
7	prominent houses are the houses north of it, so				
8	we just sucked up those details.				
9	Although a traditional house would really				
10	be great, I think what they're wanting to do is				
11	the bones of a traditional farm house with those				
12	little modern touches. So, it might be really				
13	good for the neighborhood.				
14	CHAIRMAN SALADINO: Without getting into				
15	the owner's mindset, because				
16	MS. WINGATE: Because I'm not the owner.				
17	CHAIRMAN SALADINO: Because you're not the				
18	owner.				
19	MS. WINGATE: But I have talked to him.				
20	CHAIRMAN SALADINO: But you have talked to				
21	him and you are part of the design process. Do				
22	you know, have the owners and it's tough with				
23	them not being here. Have the owners talked to				
24	you about their intentions in the future?				
21	you about their incentions in the future:				

1	is an investment house. These are well, now
2	we're getting into testimony. These are two
3	local guys, they got
4	CHAIRMAN SALADINO: No, no, an investment
5	house is fine.
6	MS. WINGATE: They got lucky enough to
7	CHAIRMAN SALADINO: Okay.
8	MS. WINGATE: grab it up.
9	CHAIRMAN SALADINO: No, no, that's fine.
10	That's fine.
11	MS. WINGATE: I don't think they're looking
12	to be landlords.
13	CHAIRMAN SALADINO: Okay.
14	MEMBER KAUFMAN: Ultimately, this is just
15	about whether we want to allow two oversized
16	lots, maybe one, one oversized lot. The house
17	really doesn't matter.
18	CHAIRMAN SALADINO: Not to me.
19	MEMBER KAUFMAN: So, yeah. It's just about
20	lot size and whether we want a lot size that's
21	undersized in that neighborhood.
22	CHAIRMAN SALADINO: And the potential use
23	of that lot in the future, whether it be a house
24	or a one-family house or two months or three
25	months down the road it becomes a two-family

1 house.

2	MS. WINGATE: Oh, not if you don't let it,
3	you know. That's up to you guys
4	CHAIRMAN SALADINO: Well, we don't have the
5	right to we can't legislate. We don't have
6	the right to rewrite code, and Code says that any
7	one-family house, you can build a one-family
8	house but after that
9	MS. WINGATE: I thought you could have
10	conditions.
11	CHAIRMAN SALADINO: We could condition. We
12	could if he agrees; we can't mandate that it
13	remains a one-family house. But again, that's
14	part of it.
15	The other question I wanted to ask you,
16	Eileen, is not you, I think I'm sorry.
17	We're probably going to approve this tonight and
18	schedule a public hearing and a site inspection,
19	but because of our experience, yours and my
20	experience on Fifth Avenue, we know that these
21	type of applications draw a lot of neighborhood.
22	Would you consider expanded mailings?
23	MS. WINGATE: Oh, that's up to you. That's
24	certainly I would be happy to do
25	CHAIRMAN SALADINO: Well, it's up to the

Board, it's up to the members, you know. 1 2 I just -- on our 449 project MS. WINGATE: that we got through Zoning, when I went through 3 4 Zoning I had to do, I think, six mailings; when I 5 went through HPC and did a second public hearing, they extended the mailing to like 23. So, bring 6 7 it on, John. (*Laughter*) 8 CHAIRMAN SALADINO: See, I don't -- I 9 10 personally don't believe it. I think the Code 11 says adjacent and they share --The Code does say it, but --12 MS. WINGATE: 13 CHAIRMAN SALADINO: It says that share a 14 boundary. But, you know, to me --15 MS. WINGATE: It's -- I'm --16 CHAIRMAN SALADINO: And I'm sure the 17 neighbors will know about it, you know, regardless of what we do. 18 19 MS. WINGATE: Right. 20 CHAIRMAN SALADINO: But to avoid any future concerns or problems with neighbors --21 22 MS. WWINGATE: Whatever you tell me to 23 notice, I will be happy to do that. 24 MEMBER KAUFMAN: The benefit of doing a 25 wide mailing is to make sure people show up.

1	CHAIRMAN SALADINO: We would just have to
2	decide how far we want to go, you know, just to
3	South Street or South Street to Front Street or
4	Fifth Avenue
5	MS. WINGATE: No problem.
б	CHAIRMAN SALADINO: Okay. Anybody else,
7	any questions for Eileen? And I know, because
8	this application is I'm reasonably certain
9	that this application will probably generate some
10	interest from the neighbors and stuff, and there
11	might be some neighbors here now. We don't
12	usually if there's a neighbor that would like
13	to speak about the application. No? Okay. So,
14	thank you,
15	MS. WINGATE: Okay. I thought I was pretty
16	clear in the application that we're building a
17	one-family house.
18	CHAIRMAN SALADINO: That's
19	MEMBER SOLOMON: It wasn't one-family.
20	MEMBER KAUFMAN: To me it was.
21	CHAIRMAN SALADINO: Well, we also know
22	that in response to that, we also know that
23	and you especially should know, and I'm positive
24	that you do, that there is a code provision.
25	And, you know, a smart builder or a smart lawyer

can build a one-family house and challenge a --1 MS. WINGATE: 2 I could almost honestly say, John, I've been in almost every house on Fifth 3 4 Avenue, almost. There are houses that exist as 5 we speak that have illegal apartments in them. CHAIRMAN SALADINO: I'm not talking about 6 illegal apartments. 7 MS. WINGATE: So, if it's about density 8 then it's about one and two family stuff and 9 10 that's not what we're here for. 11 CHAIRMAN SALADINO: I'm not -- I'm not talking about illegal. 12 MS. WINGATE: 13 Okay. 14 CHAIRMAN SALADINO: I'm talking 15 as-of-right. 16 MS. WINGATE: Okay. 17 CHAIRMAN SALADINO: To make a one-family or a two-family, the Code says all you have to do is 18 provide parking; no bulk standards, just provide 19 parking. And our Code, I believe, unless the 20 applicant signs his name in blood, supercedes our 21 22 covenant, I believe, but we have an attorney that 23 will explain it all to us. But I'm going to make 24 a motion that --25 Thank you. MS. WINGATE:

Page 18 CHAIRMAN SALADINO: That we're going to --1 2 I'm going to make a motion we accept this application. 3 4 MEMBER KAUFMAN: Second. 5 CHAIRMAN SALADINO: All in favor? 6 MEMBER KAUFMAN: Aye. 7 MEMBER SOLOMON: Aye. MEMBER REARDON: Aye. 8 9 CHAIRMAN SALADINO: And I'll vote aye. 10 (VOTE: 4/0/0/1 - Not Present: Member Gordon). 11 We're going to schedule a public hearing for August 17th. We're going to do a site visit, 12 13 even though we're all familiar. 14 MS. WINGATE: I would like to lay out the 15 size of the house and property line and I think 16 then --17 CHAIRMAN SALADINO: The property -- I'm 18 going to ask you to lay out the property lines, you know, the front yard and rear yard and the 19 side yards. But if you wanted to have -- I'm not 20 going to require, but if you want to do it, 21 that's fine 22 23 MS. WINGATE: Yeah. 24 CHAIRMAN SALADINO: And what time do you 25 think do you want to go there?

1 MEMBER KAUFMAN: 5:30? 2 CHAIRMAN SALADINO: Could we make it a couple of minutes earlier, like 5:15? 3 4 MEMBER KAUFMAN: Yeah, sure. 5 CHAIRMAN SALADINO: We're going to go at 5:15; is that okay with everybody? 6 7 MEMBER REARDON: That's good for me. 8 MS. WINGATE: Thank you, John. CHAIRMAN SALADINO: So, we'll schedule it 9 10 at 5:15. And -- oh, the expanded mail list. How 11 far do we want to -- like from South Street to Front Street, both sides of the street? Is that 12 too much? 13 14 MEMBER REARDON: South Street is a long way 15 away. 16 CHAIRMAN SALADINO: Isn't it the next 17 block? Isn't South Street the next block? 18 MS. WINGATE: Yes, it is. CHAIRMAN SALADINO: So it's like one block? 19 20 MS. WINGATE: Except on the west side of the street, South Street, South Street butts into 21 22 Jessica's house, so -- you know, on the other 23 side of the street should I take it to West 24 Street? That would be the entire 25 MEMBER REARDON:

1 street.

2	CHAIRMAN SALADINO: No, it might be crazy,
3	the crazy bird box.
4	MR. WINGATE: Okay. From there
5	CHAIRMAN SALADINO: To Front Street.
6	MS. WINGATE: Okay.
7	Member SOLOMON: (Inaudible).
8	MS. MAHONEY: I can't hear you.
9	MEMBER SOLOMON: Oh, I'm sorry. The Bird
10	Box House.
11	CHAIRMAN SALADINO: That's South Street.
12	MS. WINGATE: That's south.
13	MEMBER KAUFMAN: That's basically the
14	block, down the block.
15	MS. WINGATE: Right. And okay. So I'll
16	just cross the street, include that house because
1 17	
17	there's a house right there and then I'll go
18	there's a house right there and then I'll go south of that. And Amanda will tell me exactly
18	south of that. And Amanda will tell me exactly
18 19	south of that. And Amanda will tell me exactly what she wants from me.
18 19 20	south of that. And Amanda will tell me exactly what she wants from me. CHAIRMAN SALADINO: Is that okay?
18 19 20 21	south of that. And Amanda will tell me exactly what she wants from me. CHAIRMAN SALADINO: Is that okay? MS. AURICHIO: That's fine.
18 19 20 21 22	south of that. And Amanda will tell me exactly what she wants from me. CHAIRMAN SALADINO: Is that okay? MS. AURICHIO: That's fine. CHAIRMAN SALADINO: I know it's an added

1 MEMBER REARDON: I'm challenged. So you're 2 doing Fifth Ave all the way down to South Street, both sides? 3 4 MS. WINGATE: Yes. Yes. 5 MEMBER REARDON: Okay. MEMBER KAUFMAN: From Front to South. 6 7 MS. WINGATE: And whatever you want on Fourth Ave, too, adjacent. 8 CHAIRMAN SALADINO: Only -- the Code says 9 10 adjacent. You know, Fourth Avenue, so it's the 11 backyard, who's going to figure out whoever's backyard abutts up against it. 12 13 MS. WINGATE: That's correct. 14 CHAIRMAN SALADINO: So, you know, that's 15 all I would require. 16 MS. WINGATE: Okay. 17 CHAIRMAN SALADINO: That's all I -- you 18 know, what the Village -- the Village I think 19 says 200 feet. 20 MS. WINGATE: The Village says adjacent. CHAIRMAN SALADINO: The Village says 21 22 adjacent but what the policy is I believe is 23 200 feet. 24 MS. AURICHIO: One hundred. 25 CHAIRMAN SALADINO: One hundred feet? Easy

again. 1 2 MS. WINGATE: Well, it does not matter. CHAIRMAN SALADINO: I'm sure -- I'm sure 3 4 once the placard goes up, once the public notice 5 is -- people will know that this is being 6 proposed. 7 Okay. That was easy peasy, Item No. 8 is any other Zoning Board of 8 9 Appeals business that might properly come before 10 this board. This is the time now, if anybody has 11 a zoning question, perhaps ask it. If not? And Item No. 9 is a motion to adjourn. 12 So moved. 13 14 MEMBER REARDON: I'll second it. 15 CHAIRMAN SALADINO: Okay. I thought we 16 were going to have to stay here. 17 (*Laughter*) All in favor? 18 19 MEMBER REARDON: Aye. 20 MEMBER KAUFMAN: Aye. 21 MEMBER SOLOMON: Aye. 22 CHAIRMAN SALADINO: And I'll vote aye. 23 (VOTE: 4/0/0/1 - Not Present: Member Gordon). 24 Thank you, folks. (*The meeting was adjourned at 6:22 p.m.*) 25

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1	CERTIFICATION
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3	STATE OF NEW YORK)
4) SS:
5	COUNTY OF SUFFOLK)
б	
7	I, ALISON MAHONEY, a Court Reporter and
8	Notary Public for and within the State of New
9	York, do hereby certify:
10	THAT, the above and foregoing contains a
11	true and correct transcription of the proceedings
12	taken on July 20, 2021, at Station One Firehouse,
13	Third & South Streets, Greenport, NY 11944.
14	I further certify that I am not related to
15	any of the parties to this action by blood or
16	marriage, and that I am in no way interested in
17	the outcome of this matter.
18	IN WITNESS WHEREOF, I have hereunto set my
19	hand this 1st day of August, 2021.
20	
21	Alison Mahoney
22	ALISOII MANUNCY
23	
24	
25	

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