VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

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ZONING BOARD OF APPEALS

REGULAR SESSION

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Third Street Firehouse
Greenport, New York

July 21st, 2020
6:00 p.m.

Before:

JOHN SALADINO - Chairman
DAVID CORWIN - Member
DINNI GORDON - Member
JACK REARDON - Member
ARTHUR TASKER - Member

ROBERT CONNOLLY - Zoning Board Attorney
PAUL J. PALLAS - Village Administrator
AMANDA AURICHIO - Clerk to the Board
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(The meeting is called to order at 6:00 PM).

CHAIRPERSON SALADINO: I'd like to call to order the meeting of the Greenport Zoning Board of Appeals.

Item 1 is a motion to accept the minutes from the June 16, 2020, Zoning Board of Appeals meeting.

So moved.

MEMBER REARDON: Second.

CHAIRPERSON SALADINO: All in favor?

(Chorus of ayes).

CHAIRPERSON SALADINO: Item 2 is a motion to approve the minutes of the February 18, 2020, Zoning Board of Appeals meeting.

So moved.

MEMBER REARDON: Second.

CHAIRPERSON SALADINO: All in favor?

(Chorus of ayes).

CHAIRPERSON SALADINO: Any abstention?

MEMBER CORWIN: Abstain.

CHAIRPERSON SALADINO: And one abstention.

Can you folks hear me?
(Negative response).

Item 3 is a motion to schedule the next Zoning Board of Appeals meeting for August 18, 2020, at 6:00 PM at Station 1 Firehouse, Third and South Streets, Greenport, New York, 11944.

So moved.

MEMBER GORDON: Second.

CHAIRPERSON SALADINO: All in favor?

(Chorus of ayes).

Item 4 is 621 Main Street. It's a public hearing regarding area variances applied for by Community Action Southold Town, represented by Martin Finnegan, Esq.

The applicant proposes the conversion of the former church, which was recently renovated as a one-family home, to CAST headquarters. This property is located in the R-2, one- and two-family, district and is located in the Historic District.

This property also requires approval from the Historic Preservation. The Suffolk County Tax Map Number is: 1001-2.-6-49.4.

Usually the public notice is attached to the agenda, but there's nothing there. So before we open the public hearing, we're going
to confirm the status of the applicant to make
the application.

The public notice is published?

MS. AURICHIO: Yes.

MEMBER TASKER: Excuse me,

Mr. Chairman, I can barely hear you.

CHAIRPERSON SALADINO: We confirmed

that the public notice was published.

Can you hear me now?

Do we have the mailings?

MS. AURICHIO: I believe so, yes. I
don't have them present. Are they in the
folder?

ADMINISTRATOR PALLAS: Yes.

Mr. Chairman, I don't have physical
copies. I believe they were e-mailed to us.

We could check the e-mails right now to see if
we have them.

CHAIRPERSON SALADINO: I didn't hear

you, Paul.

ADMINISTRATOR PALLAS: I believe they
were e-mailed to us. We can check right now to
see if we have them.

CHAIRPERSON SALADINO: You know, if
it's okay with the applicant -- I trust the
village has the notices. If it's okay with the applicant, we have people waiting outside, it's 90 degrees outside, it's pretty warm in here. I'm going to ask our attorney, can we move this forward and wait on these mailings or do we have to --

MR. CONNOLLY: Yeah. As long as the village has them, we can turn them over at the end to have the physical ones in the presence of --

CHAIRPERSON SALADINO: The only thing I'm concerned -- I'm pretty warm, I'm sure those people are pretty warm, I'm positive those people are pretty warm.

MR. ARNOFF: We can waive it. I can't do it for them all.

CHAIRPERSON SALADINO: We're assured that the village has them? All I want to do is put them on the side for now.

MR. ARNOFF: No objection.

CHAIRPERSON SALADINO: Okay.

MR. ARNOFF: I'm just trying to help.

CHAIRPERSON SALADINO: I'll move this along.

And the last thing before we open the
public hearing is I just want to let the public know, because of social distancing, the law has changed. It's up to 50, but we don't have the room for 50. So there's 11 of us, so that limits the public to 14. We're going to ask that whoever has something to say, come up, say it, there's a speaker outside, we'll let someone else in so they could speak. I apologize, it's kind of, like, the best we could do with what we have.

And in lieu of that -- in light of that, we're also going to ask you to limit your comments to five minutes each. If we have time, you can come up again for a second bite of the apple, if we have time.

The meeting is being live-streamed, so you can follow along on your phone, your tablet. And I mentioned the speaker outside.

And the last thing I'm going to say before I open the meeting is we received -- not counting these today, we received these e-mails from neighbors both for and against. We made them available to the stenographer. Some of them are likely being read into the record. It's being entered into the record. The
stenographer has all the letters. So we're not
going to read these -- how many -- 26 ounces of
e-mails or 30 ounces of e-mails, but they will
be entered into the record.

We're going to open the public hearing.

Is the applicant here?

MR. FINNEGAN: Good evening. My name
is Martin Finnegan, I'm with the firm Twomey,
Latham, Shea, Kelley, Dubin, and Quartararo.
And I'm here this evening on behalf of CAST.

PUBLIC ATTENDEE: Can he have a
microphone?

CHAIRMAN SALADINO: But then he's the
only one who can use it.

MR. FINNEGAN: Can you hear me now?
Better?

(Affirmative response).

So as I said, I'm joined here this
evening, by Cathy Demeroto, who is the
executive director of CAST; Marc Sokol, who is
the president of the Board of Directors; and
the project architect, Glynis Berry.

As the Board is aware, CAST is a local
non-profit organization that provides vital
services to the residents of Greenport and the
Town of Southold since 1965. Cathy and her small staff carry out this essential work from a small converted house on Front Street with insufficient space for its operations.

After years of searching for more suitable space, CAST was presented with the opportunity to purchase the subject property located at 621 Main Street with a hope of relocating community operations there. I understand that this board is familiar with this site and had the opportunity to visit the subject site. And I'd like to say for the record, the subject premises exists of approximately 18,760 square feet. It's in the R-2 zoning district. It's currently an improved structure that was originally a Methodist Church building until it was converted to a single-family residence in 2017.

CAST has sought a building permit to renovate the structure organization —

MEMBER TASKER: Excuse me, Counsel?

MR. FINNEGAN: Yes?

MEMBER TASKER: Can you move the microphone closer to your mouth, please?

MR. FINNEGAN: Sure.
MEMBER TASKER: Thank you.

MR. FINNEGAN: As we know, CAST is a non-profit organization and that has permitted conditional use, subject to certain structural restrictions which include a lot size of an acre, 50-foot setbacks from all the property lines, and maximum 20 percent lot coverage. The subject property, as I said, is seven -- is 18,716 square feet of the footprint of the structure was constructed in 1890 in a nonconforming location.

The existing lot coverage is conforming; however, CAST is adding a small addition to the back corner of the building to have handicapped accessibility by law. As such, area variances remain necessary for CAST to proceed with the purchase of the property.

In addition, in order to meet parking requirements for partial buildings under the code, a parking variance is required so that CAST can have nine spaces as they currently have in their current location.

Therefore, CAST's decision to appeal the building inspectors of notice of disapproval and seek the required area
variances to continue its valuable work in the village.

I'm going to address the area variance criteria in the Village Law and the Village Code in a moment and explain why the circumstances here warrant the granting of relief to CAST. Before my review of the comments that were submitted for the record from various parties, I think it's important to first place this request in the proper context so that the Board's decision can be based on an accurate statement of facts.

To assist me with that, I'll ask Cathy Demeroto, who is the executive director of CAST, to address the Board and explain the nature of CAST operations as only she can. I will then ask Glenys Berry to briefly explain the site improvements before I return to address the applicant law.

So Cathy, with that, would you mind coming up?

PUBLIC ATTENDEE: We can barely hear out here.

MEMBER CORWIN: There's a speaker. You just weren't talking into the microphone.
CHAIRPERSON SALADINO: We're doing the best we can with what we have. The way the people in here have to bear with it, I'm politely asking you guys to bear with us also.

MS. DEMEROTO: Chairman Saladino and the Members of the Zoning Board of Appeals, my name is Cathy Demeroto, and I've had the honor and privilege to serve as the executive director of Community Action Southold Town since 2017.

Over the years I have seen firsthand how important CAST is to the Village of Greenport and the Town of Southold. We serve hundreds of hardworking families, seniors, people living with disabilities, and single young people who want to live and work on the north fork and are struggling to make ends meet. These residents all contribute to the vitality and diversity of this wonderful community.

Since 1965, CAST, the non-profit organization has provided the Town of Southold residents with a safety net and the needs of improving their lives and gaining self-sufficiency.
Through its long 55-year history, CAST has been a considerate and valuable neighbor of the Village of Greenport providing critical services.

CAST has outgrown its current space and is unable to continue to provide services safely and effectively on Front Street at the very busy entrance to the Village of Greenport.

The current pandemic has highlighted CAST's immense value to the Village of Greenport and a positive impact its products and services have on the community.

CAST has been looking for a permanent home for many years without success. Due to our needs and cost considerations, 621 Main Street is the ideal size and location to accommodate CAST.

I urge you to approve CAST's requested area variances for 621 Main Street to accommodate the proposed new home for CAST. I do not believe granting the requested variances will have an adverse impact on the character of the surrounding neighborhood or be a detriment to the environment.

In addition to the CAST offices, CAST
provides a range of essential services at a
single adequate location. These locations are
a food pantry, sharing room, a variety of
workforce development classes, individual
tutoring, and annual school supply and holiday
toy drive.

As you know, 621 Main Street served as
the home of the Greenport United Methodist
Church from 1890 until 2017 when it was changed
to a residential, single-family use. But it's
never been used as a permanent single-family
residence and has sat vacant for much of the
past three years. In addition, it is no secret
that many of the services CAST provides are
similar to those provided by the Methodist
church during its long history.

I believe CAST will be consistent with
the character of the surrounding neighborhood
and will, in fact, enhance the community.

We submitted a description of CAST
activities and an outline of our operations.
I'm happy to answer questions on these, but
ensure, CAST operates during normal business
hours, from 9:00 to 5:00 PM Monday through
Fridays, except Tuesdays we stay open until
6:00 PM. We are closed on weekends and holidays. We have occasional classes in the evening that end before 8:30 PM. There are no classes during the busy season from June through Labor Day. Majority of our clients walk or take public transportation to CAST. Our deliveries are limited. Our specific concerns are regarding parking and traffic. However, in reality, our use is less intense than we can show.

I also recognize that the community has seen increased foot and car traffic at CAST over the last few months; however, it's important to put that in context. We've been and are experiencing five-fold increase. CAST immediately stepped up to help our neighbors temporarily expanding our services and serving on the front lines, putting ourselves and families in harm's way. I'm proud of my team and of the many selfless volunteers who work with us to ensure families did not go hungry, and remained stably housed during this health and economic crisis.

Fortunately, with the reopening of businesses, we have seen many local residents
return to work and the numbers coming to CAST are starting to trend down this month, doing closer to our normal levels. The pandemic response numbers experienced should not be used to gauge our normal level of activity.

We have no plans at this time to expand our program and services when we move to a new home. The new space will merely allow us to house our current programs and services in an adequate space.

Moreover, as a trusted and steadfast organization, we are committed to mitigating any potential impacts to the surrounding community and will continue to be a respectful and valuable neighbor.

Is 621 Main Street a perfect location for CAST? No. But in truth, there is no perfect location for CAST in Greenport Village or the Town of Southold. However, I can confidently say this is the best location that's available in the Village of Greenport.

As the wise philosopher Voltaire stated, and has been restated by many great leaders including Presidents John F. Kennedy and Barack Obama, "Don't let the perfect be the
enemy of the good."

It's important to note that I have seen false information that has been shared by some of the opponents of CAST's relocation to 621 Main Street. I see misinformation about deliveries, traffic, programs, proposed expansion, and the nature of our services. Many of the opponents incorrectly refer to CAST as a commercial business. I have even seen some people refer to our non-profit organization as a grocery store, commercial kitchen, and school. It was even stated that we plan to provide housing for our clients. Some opponents have voiced that opposition as concern for the safety of our clients. I ask you: How is 621 Main Street less safe for our neighbors than 316 Front Street, which has less parking and is at a very busy entrance to Greenport? In fact, tragically, a pedestrian was just killed by a hit-and-run driver in front of our location.

Importantly, our clients -- who the opponents are concerned about -- support our move to 621 Main Street, provide adequate space to service our clients safely and effectively.
Many have stated that CAST is a wonderful organization but just does not belong at 621 Main Street, notably the former Greenport Methodist Church. There are no other viable options in Greenport Village. CAST has been searching for a permanent home for years. For a village that prides itself on being inclusive and supportive of all, I find the false narrative being spread by some opponents alarming and disheartening. Greenport is better than this.

The simple fact is several nearby residents just don't want CAST in their backyard, which very few have been honest enough to share with me. Some of you are motivated by speculation and fear. We want to live in a community where people will couch their own interest and their perceived property values or for each other and the common good.

In the words of Representative John Louis, the great civil rights leader who we lost this past weekend, when you see something that's not right, not just, not fair, you have a moral obligation to say something, to do something. I'm here today to say, with the
support of so many in this beloved community,
the opposition to the location of 621 Main
Street is not right, it is not just, and it is
not fair.

I'm urging the Zoning Board of Appeals
to review the application, which will allow
CAST to move one step forward towards the
purchase of the vacant church building on Main
Street, enabling CAST to continue to operate in
the village and provide essential services and
support to residents of Greenport Village.

It would be a tremendous loss to the
village if after 55 years CAST has to relocate
outside of the village to continue to provide
the important programs and services that have
such a positive impact on our community.

The CAST board of directors and I can
assure you that CAST will continue to be a good
neighbor, respecting and working with the the
community and our neighbors while serving
neighbors in need as it has in the last 55
years.

May the better angles in our nature
prevail. Thank you.

(Applause).
MR. FINNEGAN: Thank you. I just want to have Gwenis come up to use the site plan just for a quick explanation for the record of what is going to be changed on-site. Maybe we can turn the chair around.

MS. BERRY: The small addition is to increase accessibility to the building to both of the basement and the main floor with a ramp and accessible entry, interior stairs, and an elevator.

The proposed expansion is purely to improve accessibility to the existing building. It does not increase the occupiable space. The addition extends in the yard for a couple of reasons. One, the elevational change between the ground and the first floor is less in the back, so we can have a smaller ramp. The other is that it is a historic building, so we put the addition in the back so it won't be visible from the street. So we maintain the historic character of the building. Also, it kind of sticks out a little bit instead of being along the rear, because the only operable building windows on the main floor are right there. So we wanted to maintain that sense of
the structure and the air flow.

So when you enter the building at the site, what we did is we shifted the entry north to provide a buffer for the house to the south. And the buffer varies from 4.3 to slightly over 6 feet in width. And we're using a circular access to widen the actual curb cut so it's easier to turn in.

Then along the driveway, we have a 50-foot -- a little more than 50 feet that handles the loading and some bicycle parking. Its size is larger than the normal loading so that when it's not being used it can handle two extra cars for people that are dropping off and picking up things.

Then, after that, we have got three more regular parking and then a handicapped parking spot. And then we have a grass corner. And we actually gave up two parking spots because we wanted to provide a turning area for any vehicles.

One of comments we saw from the Planning Department mentioned, you know, it would not be a good place to back into the road. And we agreed with them. So we gave up
two parking spots and provided a three-point turning area, and we located the grass turn there just in case somebody has trouble. But we designed it for a 30-foot truck which is in line with the size of the loading dock that the village requires. So I think we have addressed that. I think it will be much safer.

We also are going to move the line of hedges back to just before the loading starts. So the hedges will still screen the parking area, but it will have better sight lines when people are leaving the site. So they'll be able to see right down the street.

Relative to the variance -- variances that are needed, setbacks. All the existing setbacks are pre-existing, which is typical for a historic district. They didn't have building codes back then and people built closer to the street. So it's a historic building with an appropriate setback for the time it was built. So we have not reduced the setbacks at all. We have -- our addition keeps the same line. So we consider all the setback variance requests to be basically what you're going to get in a historic neighborhood.
Lot size and lot coverage. So the code does require a minimum of one acre for this kind of use and the lot doesn't meet that requirement. But if you look at the requirements for lot coverage, we are very, very close. We're asking for a less than one percent increase. And the code has a much stricter lot coverage for this kind of use, it's 20 percent. If it's a residence, it's 30 percent. If it's a two-family residence, it's 35 percent. So this use will actually ensure that you have a smaller building lot coverage than if this were a single-family home by 50 percent. So I think that our lot coverage percentage, the request for the variance is very minor and it's purely for accessibility reasons. And I think this will help preserve the historic relationship of the building size to the lot. So you're going to get -- that kind of proportion is going to be maintained, I think, better than a single-family home.

The big issue: Parking. While we agree that we need a variance for the number of parking spaces, we disagree strongly with the "32" number identified in the notice of
disapproval. The calculations used by the village was gross square footage, which includes walls, stairways, corridors, elevators, mechanical rooms, bathrooms, bell tower, and storage. Unfortunately, the code did not specify gross or net square feet and we feel strongly that this should have been net square feet, not gross.

If you look at the parking schedule at 150-16(a)(1), all the parking needs are described relative to use. So, for example, number of classrooms, number of rooms, beds, seats, members, doctors. For places of worship, libraries, and other public buildings, the requirement is one space for each 200 feet of floor area, but not less than two space per each of each five seats we're provided. If one calculates, based on the number of seats, the need is for eight spaces. If one calculates a need based on occupied floor space, divided by the 200 square feet, the need is 17. And that is bigger than by seat. So in our opinion, we think the proper number we should be requesting is 17 spaces. And we feel that number is correct according to the Village Code.
And for comparison, 32 spaces would accommodate a 160-seat restaurant. If we look at the maximum occupancy allowed by State Code for fire egress, for all program spacing including storage and mechanical rooms, which is never going to happen, the total maximum allowable occupancy would be 108.

To put this in perspective, CAST currently uses nine spaces. Our plan provides this plus a loading zone that can accommodate one large truck or two cars. We therefore feel the request for a parking variance is reasonable as to CAST uses, and feel the application of gross square footage to be inaccurate.

We therefore ask the Board to view this application favorably. This structure fits CAST's spacial needs extremely well. CAST needs a vital home within the Village of Greenport. Thank you.

MEMBER CORWIN: Can I just ask you one question? How long is the building going to be heated --

MS. BERRY: It has two heating oil tanks in the basement, they're not in the yard.
MEMBER CORWIN: They have to be filled some place.

MS. BERRY: Yeah, right.

MEMBER CORWIN: You don't know where it is?

MS. BERRY: Not off the top of my head, but I think it's probably in the back of the building there, at the corner. So I didn't know -- I'd have to look at the pictures to know.

CHAIRPERSON SALADINO: One last thing for the public, the size of the addition, is it, like, 600 feet?

MS. BERRY: Hold on, let me put this down. Also in answer to one of your questions, somebody said we didn't include the basement, your definition of the building doesn't include if it's a low grade. So that was the reason. So you said it should be .1, but --

CHAIRPERSON SALADINO: Just the size of the addition. I have approximately 600 feet.

MR. FINNEGAN: I think it's 551, something like that.

MS. BERRY: This is for the total square footage.
CHAIRPERSON SALADINO: Just the size of the addition.

MS. BERRY: 551.

CHAIRPERSON SALADINO: Just for the public, it's 551 square feet. Thank you.

MS. BERRY: There's a little bit in the basement, you know.

MR. FINNEGAN: As promised, we're going to briefly address the area variance criteria under the Village Law, which is in the Village Code.

So the granting of relief will not, in our estimation, result in an undesirable change in the character of the neighborhood nor detriment to nearby properties. The surrounding neighborhood is characterized by uses including residential zoning, buildings, and commercial uses along Main Street. With the exception of the small 551-square-foot addition to allow for handicapped accessibility, the basic footprint of the structure will remain undisturbed.

The renovation proposed by the applicant will not increase in degree of non-conformity of any of the existing front or
side yard setbacks. The front yard setback
variances are only required to maintain the
pre-existing setbacks. The existing structure
is, in fact, part of the character of the
community which will be entirely preserved if
relief is granted.

As for lot size, the property was
historically used as a church where dozens of
people gathered for activities and services on
a year-round basis. As CAST explained, the
activities of CAST are far less intense by
comparison and are currently conducted on a
smaller parcel. The lot coverage variance is
de minimus, less than one percent, and is
sought, as I mentioned, to allow access to the
building and not for additional program space.

As Glynis mentioned, it's interesting
to note that if this were to remain a
residential structure, the lot coverage could
be 50 percent greater at 30 percent.

As for parking, the intensity of CAST's
operation does not require 17, much less 32,
parking spaces. Many clients arrive by foot or
bicycle. There are set periods of time in the
business day, as explained in the activity
detail that was provided in the application, and people arrived to get what they needed, and that's Monday through Friday during business hours. And for the food pantry that's even less, three-hour blocks, only three days a week.

People are not congregating, they're not staying to eat or make meals on-site. This is not a restaurant. It's not a grocery store. People come and go and avail themselves of CAST services.

CAST has no operations on the weekend or the evenings during the busy summer season. There are occasional activities to be lightly attended. Truck deliveries are infrequent, being less than twice a month. Garbage pick-up is weekly, just like residential pick-up service.

So the place will essentially be empty much of the weekends, every weekend, many nights, and that's the time when anybody in the neighborhood would be able to -- would most likely to be home to see or know what's going on.

So CAST admits that its operation will
be of no detriment to the surrounding neighborhood. However, to the extent that they differ from the current residential use, site improvements were proposed, as Glynis explained, to mitigate any potential impacts by way of additional screening and buffering.

Can CAST do this without variance relief, is the next criteria. Of course not. However, context is important here. The front side yard setbacks of the existing structure have been non-conforming for many years and the variance relief is sought to maintain those historic setbacks. The proposed improvements will not increase the degree of their non-conformity in any respect.

This is not new construction four feet from the front property line, it's the adapted re-use of a 130-year-old building. The only thing new of your interest the minimal .54 percent lot coverage. It was placed there, as Glynis explained, to maintain the historic character of the structure.

The parking variance is required because the code does not differentiate between proper use and a restaurant. For all intents
and purposes. Why on Earth would they ever need 32 or even 17 parking spaces. Even if this were a two-acre parcel, CAST wouldn't need 32 parking spaces? The vast majority of the time this building will be occupied by CAST staff members, the site has ample room for its clients to come, as we said, by foot.

The lot size variance, likewise necessary to allow the conversion to become proper use. CAST currently operates on nearly half the size of the premises. The proposed site allows for parking and access that CAST will require for its operations. The only alternative is to allow another suitable property. CAST has been searching for years, and this property is the only viable alternative that will allow them to maintain their operation in the village where most of their clients are.

And I'm going to ask Mark Sokol to speak to that issue. I think it's an important point to see the sort of effort to look at, and this is literally the only viable option. As to substantiality, belaboring the fact, if CAST can substantially comply with that 20 percent
lot coverage to suggest the lot is appropriately sized for CAST operations.

While the variances for the front and side-yard setbacks, parking lot and lot size, mathematically substantial to maintain the historic footprint of the structure and to reduce parking onsite will not result in any negative impacts on the surrounding neighborhood as the proposed CAST operations are far less intense than the historic church used.

CAST currently operates with 9 parking spaces, which the plan provides for. This plan contains an additional loading zone which can handle two cars parked at the curb or one large truck. That additional spots the code requires is simply not needed to accommodate CAST operations on the subject premises.

As to adverse impact on the environmental impact: As stated previously, the setbacks were established years ago when the church was constructed. There is no perceivable environmental impact on the proposed construction or from allowing reduced construction which is adequate for CAST needs.
Nevertheless, the plan does include additional storm water draining, increased bumpers, and maintenance. This is not a new venture. CAST has been here, servicing this village and its residents for 55 years. We are aware of no complaint regarding its operations. CAST is and always has been a respectful neighbor in Greenport Village. Their operations in the village have not been adversely effected in their current or any past location, and there's no actual evidence that any such impacts will result in a relocation.

As to self-creation, CAST is simply seeking to convert an existing structure with non-conforming setbacks to allow the use in the R-2 Zone. Relief is sought in large part just to maintain the existing setbacks.

And the only alternative, and I'll ask Marc to come up briefly to address this, is that it go elsewhere and they have struck out in that effort.

So I'm going to ask Marc Sokol, the president of CAST to just address that, briefly.

MR. SOKOL: Thank you. My name is Marc
Sokol. I'm the president of the Board of Directors of CAST. I've been a member of the board for eight years, I'm president for two.

I was attracted to CAST because of its history and mission and spent much of my time on the board working to grow the charity and to meet the needs of the community.

It's been obvious for several years that CAST has grown out of its current space, even for its current level of services. A little over 1,000 square feet that we rent on the first floor of a residential house. We have been actively looking for new space, preferably in Greenport Village, but have looked elsewhere in Southold Town as well. We have worked with real estate agents to scour the area. We have looked at commercial properties. We have looked at residential properties and other churches, but none have met our financial needs.

Just to give you a sense of that, last year, which was by far a record year for CAST, we received about $700,000 in donations. This church and its modifications will cost us about two point -- two and a half times that to
purchase. And we can do it, but we're very limited. We're a small charity and the logistics of how we -- what we need from these properties is very specific.

As far as we know, the only property that is for sale in Greenport that meets our criteria, given that we get these variances, is this former Methodist Church at 621 Main Street.

Given the community support that CAST has received since its inception in 1965 and the outpouring of support we have gotten during this pandemic, we are absolutely surprised by the intensity of this opposition. During my tenure on the board, we have never received a complaint from any of our neighbors, both in our current location at 316 Front Street and when we were across the street at 311 Front Street. I can guarantee, as a board, that CAST will always endeavor to be the best possible neighbor and whose presence will improve the local area. Thank you.

(Applause).

MR. FINNEGAN: Thank you. So we're available to answer questions, if the board has
any, or be available for any other comment.

CHAIRPERSON SALADINO: Do the members have any questions for the attorney?

PUBLIC ATTENDEE: We do have some seats available if someone wants them. Three seats.

CHAIRPERSON SALADINO: How many seats are there?

PUBLIC ATTENDEE: Four now; one, two, three, four.

CHAIRPERSON SALADINO: There's four seats.

If the attorneys are done, we'll open it up to the public.

MR. ARNOFF: My name is Harvey Arnoff, I maintain an office in Riverhead and I know some of the members of the board.

I'm here representing a group of neighbors. Those neighbors are Morgan Kelly (phonetic), Sharon and Rachel Grossman (phonetic), Martin McDonald (phonetic), Cynthia and Patrick Brennan (phonetic) and Adam Fairking (phonetic).

I would like to take a moment for our submission, because I would like to address in part as it relates to that.
I'm going to do something a little different than Mr. Finnegan has done. I'm going to address the Board in a different manner.

What you're being asked to consider tonight is whether or not to grant certain variances to CAST, to occupy and utilize a single-family dwelling within the Town -- within the Village of Greenport. And in accordance with the code of the village. Now, one of the questions I thought when I was reading over this is should CAST be renamed to CAVG instead of CAST, since by its own letter, it says: We serve the residents of Southold Town for tomorrow. Why then, must it be in Greenport? That's one of the considerations. But then again, if this was a popularity contest, I wouldn't be up here talking to you because I think if this were a popularity contest, we wouldn't need this meeting and we would just approve CAST for this site. But that's not the law. And you're chargeable, as you all know, with enforcing the law, not only the law of the State of New York, but the code of the Village of Greenport.
Now, we have to look at the genesis of why we're here tonight. James Olinkiewicz came before this town and said I want to subdivide this property. And so what can Mr. Olinkiewicz do? He took the parking lot from the church and diverted it into a legal lot within the village. Thus, he created a hardship which ultimately gets visited on CAST. But ultimately, it's a self-created hardship. There's no question about that. Had that parking lot been there, there would have been a possible different approach tonight by CAST and by us, but it's not there. It's gone. And we can't go back to the Planning Board to ask them, you know, is this what you meant to do?

Now, additionally, the Planning Board, cannot and should not create undersize and building lots. And I'm going to re-visit that with you at the end of the address. I want you to remember that I said that. Because they cannot create a lot that's undersized. Now, one of the questions that you have in the script in your code entails it's clear that they cannot and they labor diligently to do that.
Now, you have to excuse me. Now, one of the questions that you have to ask is did the scribners of your code intend that it's clear that it says that there's a conditional use in an R-2, R-1 zone. But is that to be blindly approved of the actual village itself?

Now, we know for a fact that with the transmutation, the change from a residence, remember not only did Mr. Olinkiewicz say this is going to be a residence, a single-family residence, to the board that approved this, the board, he signed a covenant to that effect. I'm going to go back to that because that's not mentioned, conveniently, by the applicant. Because it's important for this Board to understand. But then, when CAST comes in, 150.30(a)(5), there's no 50-foot setback.

Okay? There's no mention of the fact that this is a dangerous street. There's no -- I believe it's all the way down to special effects, by Washington Street or somewhere around there. There's no parking, no stopping, no anything on this street. Why would that be? So are they going to be parking and just -- are passengers going to be alighting from the church -- the
church building. Remember, it's not a church.
It is not a church. Hasn't been a church for
five years. And to CAST with the umbrella of
it being a church, I submit is something that
this Board should not adhere to. It is a
single-family residence. In fact, inquiring in
the village records, and I have them if you'd
like to see them, the application for a
building permit by Mr. Olinkiewicz and the
certificate of occupancy issued to him, making
this a single-family residence in accordance
with the covenant restriction.

Similarly, you can't think the one-acre
lot requirement, which the code was provide --
why was it put there? So you could all ignore
it? I submit that's not true.

Now, is this use consistent with the
historic residential use of the community for
this area? We submit it's not. And what the
people from the opponents, former contributors
to CAST, who worked for CAST, some, I believe,
are board members, and people who say it
doesn't belong there.

Now, is public transportation allowed
to discharge passengers where they're not
allowed to stop? I don't believe they are. So where's the public transportation going to be dropping people for this building? Can't do it on First Street because there's no access to this property, vehemently created by Mr. Olinkiewicz, so that they can't go from there around to the front.

Now, this residence was, in fact, occupied by Mr. Olinkiewicz. It went for sale as a single-family residence. Simply put, he's getting a better price from CAST. And because of that, he's in favor of this conditional contract that they have to buy this property. Now, there's going to be a pantry. It's going to be in the basement, a commercial kitchen. Like other submissions, it's going to be a daycare, classrooms. Does that sound like a benign use in a residential area? I submit it does not.

Now, when you look at that, when you say, hm, commercial kitchen, where are the mechanicals going? You don't see those on the plan. You don't see the refrigeration system, air-conditioning units. You don't see anything about that on the exterior of the building
which is going to change parking and other things because there's no other place to put it, but what you really have here is a disregard for what the code says. And it's unavoidable. They don't have a choice. This building doesn't lend itself to the use intended. It's pretty simple. It just doesn't do that. And we have a self-created hardship that I brought up before.

What kind of buffers are they going to provide for the neighbors, for the children, who live on for what's going to be the driveway in a non-profit? What are they providing for refrigeration truck that they own that is running all night long to keep the produce going? I don't know if the truck is going to be parked there, you don't know it and none of us know, but there is that truck. Let us not forget that. Let us not forget that this is an active place.

And by the way, I'm not denigrating what this great organization does. It's been here -- I've been here, I guess, about 50 years, so I'm not a native, but I've been here long enough to know that CAST has done
wonderful things and they deserve to be -- they
deserve a home. This is just not the home and
I'll tell you why.

In my submission to you, Mr. Saladino,
and the members of the board, I have tried to
be a little more technical when speaking,
because I've had time to reflect and so has
Mr. Finnegan, but you can't lose sight of one
really important thing: Mr. Olinkiewicz
signed a covenant and restriction on this
property. He said: This property cannot be
used for anything other than a single-family
residence. He doesn't say: This property can
be used for any purposes outlined in R-1 or
R-2. He didn't say that. So the question,
first of all, you have to ask yourself, if, in
fact, he had mentioned that to the board, would
the board have approved this subdivision, and
the entire parking lot from the church
building? I don't think so. And additionally,
he is bound by that covenant. The only one
that covenant can be changed is not by any of
you. He has to go back to the Planning Board
and see if they'll change it. I submit, they
can't. It's like Humpty Dumpty. They can't
put it back together again because ultimately, this particular property is law. He doesn't own it anymore.

So ultimately, what you have here is: You can't put it back to what it was before and, you know what, this is what he said: It will only be for a residence. He didn't say a residence with conditional use. He didn't say anything like that. And I ask you, and I would refer you to that covenant restriction, it is absolutely specific. And because of that, he's bound by it, you're bound by it, the Planning Board is bound by it, and so is CAST.

And therefore, in reality, ultimately, this Board may not even have the power to consider the variance request because it doesn't fit within the four corners of the code that enables you to act. It doesn't say this particular property is within the R-1 district -- I would that have been a thing for Mr. Olinkiewicz to do? Maybe. But read the statement I put in my papers where she said to the board, and worded it something like this, this is really great because we're getting pre-existing non-conformity and we're getting
three residential lots. That's what he said to this Board -- not to this Board, to the Planning Board -- before they voted and approved this with the condition, the express condition of that board. It's not -- it's not ambiguous, it's not equivocal, it's unequivocal. And because of that, you're bound by it. And I don't see how can you can get around the four corners of that.

Essentially, what CAST is asking you to do is to grant a variance or a use that's not permitted by the covenant that's filed in this particular matter. There is a covenant filed in the County of Suffolk and it's binding:

Single-family residence. It is not -- it's nothing else.

Now, I've addressed other zoning boards, both as a town attorney in Southold and elsewhere, and what I've said historically is basically the same thing: The request for a variance is not a mandatory right, and I think you know that. It's discretionary item. It's sits within your sound discretion as to whether you feel it's appropriate to grant it. But like I've said to juries in the past, don't let
your emotions color your decision. Don't let your emotions and your feelings about a truly wonderful organization -- and I'm not denigrating it. I haven't from Day 1, but the use requested is not permitted. It's very simple. It's not that it's not permitted by the code, so much that it's not permitted by virtue of the public to comply.

If you have any questions, I'd be pleased to answer the members of the board.

CHAIRPERSON SALADINO: Members, any questions?

MEMBER GORDON: I just like to know why you don't read the declaration here as applying for situations where residences are being created? It seems to me that this is not a residence and the context in which this declaration is made is really deciding whether there's going to be a possibility of a two-family residence. And that -- that possibility is rejected by this. But it says any residences located on the lots created.

Here's --

MR. ARNOFF: But in all indifference, it says: Any residence located on the lots,
there are three of them, created by this subdivision shall be limited to use as single-family residences. And they're very clear --

MEMBER GORDON: Your position is that the very subdivision created residences --

MR. ARNOFF: I think you can -- absolutely. I think you don't have a choice because ultimately had the board or had somebody acted differently, perhaps, that would be the case. But with this restriction on this property, I submit that an act approving this activity would be outside your authority.

CHAIRMAN SALADINO: Are you suggesting -- just so it's clear in my mind, and I don't want this question to seem like I'm in disapproval -- there was three lots created, two of them were occupied, one was vacant.

MR. ARNOFF: Correct.

CHAIRMAN SALADINO: If someone -- so it's your position that if someone created something on that vacant lot that was a conditional use in the R-2, other than a residence, it wouldn't be allowed?

MR. ARNOFF: Absolutely, I agree. It
would not.

CHAIRPERSON SALADINO: On --

MR. ARNOFF: Any one of those three lots that were recreated shall only be a single-family residence.

CHAIRPERSON SALADINO: But that's not what the covenant says.

MR. ARNOFF: Respectfully, I think it does. It says: Any residence located on the lots created by the subdivision shall be limited to use as a single-family --

CHAIRMAN SALADINO: But what if it's not a residence?

MR. ARNOFF: Well, respectfully, we're not talking about that. We're only talking about if --

CHAIRMAN SALADINO: That's exactly what we're talking about.

MR. ARNOFF: Being a residence on the lot -- as a matter of fact, Mr. Olinkiewicz, in his application, converted -- he actually did work and converted this church into -- it's a church building, not a church -- into a single-family residence. So it is, in fact, a single-family residence and it's limited by its
four corners of the covenant filed.

CHAIRPERSON SALADINO: If it continues
to be a residence.

MR. ARNOFF: It can't be anything else,
under the R-1 and R-2 districts because,
ultimately, this covenant hamstrung going
beyond a single-family residence. And at this
point, I still don't think the board should
grant the variances

CHAIRPERSON SALADINO: I just want to
make that clear in my mind.

So okay, basically the decision is
twofold. If in fact you feel that way, because
of the self-created hardship, this particular
variance is substantial, I believe some of the
neighbors are going to speak in regard to the
actual detriment to the community.

CHAIRMAN SALADINO: I just think --
MEMBER GORDON: It seems to me that the
word "create" refers to the lots, not to
residences.

MR. ARNOFF: Lots, plural. Really, I
believe the three-lot subdivision and one
vacant lot and two lots have improvements on
it, if I recall.
MEMBER GORDON: When the lots were created, the only one that had the residence on it -- there was only ones that had a residence on it, right? There was --

MR. ARNOFF: That's correct. There was a house on one, the church -- the abandoned church --

MEMBER GORDON: The house was the only residence when the lot was created.

MR. ARNOFF: But then you're asking us to believe that the covenant says you can't change that one residence to anything else, but everything else is fair game. That's not what it says.

MEMBER TASKER: I think you have got to consider in its entirety. You can't slow your way through --

MR. ARNOFF: That's correct.

MEMBER TASKER: -- to find a way to deal with what might be in our code be called weasel words in the declaration.

MR. ARNOFF: I don't know what you mean by that.

MEMBER TASKER: I think if you take that one sentence alone that Ms. Gordon is
referring to, it is inartfully constructed. And if you take it alone, you might be able to make an argument such as what's being made, but not in the context.

MEMBER GORDON: But history suggests that this was imposed in a way -- in order to resist the possibility that there would be a two-family house, that there would only be a one-family house. And that that was a limitation on residences that would be -- but not on anything else.

CHAIRPERSON SALADINO: I'm sorry. Why don't we let -- instead of this debate now, why don't we let someone else --

MR. ARNOFF: No problem.

CHAIRPERSON SALADINO: Only if you're done.

MR. ARNOFF: Thank you. I'm done.

I'll be here to answer questions at a later time, if you wish.

CHAIRPERSON SALADINO: Thank you.

Is there anyone from the public that would like to speak?

Just to remind the public, we gave the applicant and we gave the public's attorney, we
gave them a lot of latitude when it came to
time. There's a lot of people here who would
like to speak. We're going to ask that you
keep it to about five minutes this way
everybody will get a chance to have their say.

Name and address for the stenographer.

MR. BRENNAN: Good evening, my name is
Patrick Brennan (phonetic). I live at
620 First Street.

I have somethings I'd like to give to
the Board. May I do that?

CHAIRPERSON SALADINO: Sure.

MR. BRENNAN: In that package, you'll
find some diagrams illustrating some challenges
with the request that's being asked. And
there's also a list of alternative locations in
there for your review, and you can look at this
afterwards.

For most of my adult life I've been an
advocate and a leader in the non-profit world
of community services, including affordable
housing, emergency medical services, and
environmental education. I appreciate the
value of an organization like CAST, and I
understand their unique challenges.
But I'm also an advocate for good governance and responsible land use. So I find myself in the position of opposing a site plan application for one of those institutions. There's a troubling narrative being pursed in our community with respect to this project. And the narrative goes like this: One is either for or against CAST. That's a false dichotomy. I can assure you that one can be both for CAST and against this particular plan.

As evidenced by arguments on both sides of this debate, it's safe to say that nearly everyone supports CAST or otherwise values CAST, my family included. Last March, I attended a workshop called "The Future of Greenport" which was organized by the Suffolk Times and hosted by the Halia (phonetic) restaurant. I want to relay a few takeaways from that, and I'm paraphrasing:

When asked about a comprehensive plan, Mayor Hubbard noted that the Village does not have one. Saying: Therefore, therefore, we must rely entirely on our Zoning Code.

When asked about the biggest issues facing our village, Mayor Hubbard said:
Parking, noise, and balancing the interest of
the business community and the residents.

When Trustee Phillips was asked the
same question, she said: Parking, noise, a
vibrant business district, and traffic issues.

That's off of our Village Board and
provides context for how it's viewed. There's
been much public discourse on what is being
contemplated here. The Village's Business
Improvement District has confirmed public
support for this proposal by suggesting that we
should all support the idea of businesses
within our residential districts, mainly,
quote, necessary zoning adjustments for the
greater of our community.

That's a big, broad proposition in far
reaching applications and I cannot agree with
that. But the reality is the ZBA is tasked
with a much narrower set of issues. This Board
does its business but for the benefit of the
public, the purpose of our Zoning Code is in
the interest of the protection and promotion of
the public health, safety, and welfare, and
shall be deemed specific to include
facilitation of the fishing and adequate
provisions for the public programs and services. To ensure sites for residence, industry, and commerce. For provision for privacy -- the prevention and reduction of traffic congestion, so as to promote efficient and safe circulation of vehicles and pedestrians.

The maximum protection of the residential areas: The gradual elimination of nonconforming uses and the enhancement of the appearance of the Village of Greenport as a whole.

CAST has exciting ambitions to improve its programs. These are described in detail under New York State. That application, however, these plans simply do not fit on 621 Main Street.

What's being contemplated as an ill-conceived misguided attempted to squeeze an intensive commercial activity into Greenport's Historic Residential District. The applicant is trying to draw a comparison between the proposed and unproposed use at the former Methodist Church. Let's look at it.

As a church, it's grandfathered and it
was a less intensive use on a much larger property. The parking lot and the commercially-sized driveway going out to First Street. What is proposed is a more intensive use on a smaller lot with inadequate parking and driveway access.

Based on CAST's own information, they plan for expansion and services and a new program such as child care and food classes. How can we account for the future growth of CAST? What is the appropriate multiplier to consider? This proposed facility is five times larger in square footage than the current facility. 2020 is the relevant services that have been publicized as four or five in past years. So how can CAST fit in this residential location? Now or in the future? It simply does not. This is evidenced for six or more variances.

In making its determination, the Zoning Board of Appeals should take into consideration if the variance is granted against the detriment of the neighborhood. In the five questions that have to be answered are whether or not a desirable change will occur to the
neighborhood. The answer is yes. This is an intense, commercial-type activity whose use is incompatible with the narrative in a historic, residential neighborhood.

Whether the outcome can be sought by some other method? Once again, yes. Other properties in an appropriate zone are available in Greenport and Southold Town. I've included a list for you.

Whether the request for variance is substantial? Yes. At least six or more variances are required, a majority of which are in excess of 50 percent.

Whether the proposed variance granted will have an adverse effect of the core impact of the neighborhood, yes. Regular, daily commercial-type activity, traffic, trucks, dumpsters, noise, and other intense use will be adverse impacts in a historic residential district.

Whether the alleged difficulty was self-created, again, yes. The current property owner created a residential lot through a prior subdivision and now it's inappropriate for conditional use. He obtained the subdivision
by committing to restricting single-family use in a non-conforming conditional use as a church was forfeited when it was consecrated in 2015.

There's been a lot back and forth of whether this is a church or a house. It's a residence. And it's owner-occupied, and it's a single-family home.

I want to end by thanking CAST and its executive director, Cathy Demeroto, her entire team, its Board of Directors for their tireless efforts to provide services to all our neighbors, especially in this time.

And I would like to thank this board for its diligent oversight. I trust that this Board will conclude that the degree of relief sought is too much. The impact to the neighborhood is too great. And there is no credible argument to allow for the over-intensification of our neighbors.

Therefore, I expect the Board will ensure that the intent of Greenport's Zoning Code is upheld and deny this appeal.

However, if we all agree that there's overwhelming support for CAST's mission, then everyone, including the Village of Greenport,
the Town of Southold, the proponents and
opponents need to step up, dig deep, and help
secure a suitable location for CAST where they
can go about the best facility to expand their
mission and continue to grow and serve the
needs of our community. Thank you.

(Appause).

CHAIRPERSON SALADINO: Thank you.

Is there anyone else that would like to
address the Board?

MS. DEMEROTO: I have a response.

CHAIRPERSON SALADINO: We're going to
ask that you save your response so we can let
as many people as possible speak.

MS. DEMEROTO: I just first want to
clear up some inaccuracies.

MR. VOX: Hello. My name is Jonathan
Vox, 635 Main Street, Greenport, New York.

I have lived at this residence since
2013. I am also a very thankful and grateful
recipient of CAST. I also volunteer for CAST
at the annual dinner at Peconic Landing. So I
wanted to thank them first.

This is not about CAST. This is about
location. Broad and Main Street is one of the
most dangerous areas for cars to traverse.

Ever since the roads were widened, and in some cases narrowed, the cars continue to speed even faster.

Since 2013, trying to pull out of my driveway, I've been almost hit a number of times. I've witnessed three accidents: One about 20 years ago, which was Mrs. Bom's (phonetic) house, a contractor t-boned a Volkswagon Jetta. Last summer a motorcyclist who was speeding, in his fourth year, lost his girlfriend, broke her ankle, trashed his bike.

And the worst, which was about three to five years ago, and I have some pictures here that are given to Mr. Corwin to pass around, I call it the July 5th massacre. At approximately 3:00 in the morning, someone took out a pole, a tree, several hedges, and almost a house among a car.

Here's what I'm thinking: This is life or death. Even though CAST operates primarily during the week, we have families who stay at the bed and breakfasts and AirBnBs, in the town's Manor Inn. And they walk back and forth on the sidewalks. Greenport has a new
nickname. It's called "drinkport". And the
day drinkers take no shame in speeding down
Main Street as if it's a NASCAR drag strip.

So one thing we have to consider, is
first, why the police are not enforcing the
speed limit, it's 25 miles per hour on Main
Street, not 50. And second, how do we protect
those families on the sidewalk so they don't
get hurt.

There are plenty of locations that CAST
can consider, and this is a situation where we
don't want to have a fatality because
eventually, there will be a fatality.

Thank you.

CHAIRPERSON SALADINO: Thank you.

We would ask if you have spoken,
there's a speaker outside, we could let --
anyone else like to address the Board?

MR. VANDENBURGH: Good evening. My
name is Richard Vandenberg. I own business
known as Greenport Harbor Brewing Company on
234 Carpenter Street. I also serve on the
Village of Greenport Business Improvement
District, and I have been a resident for 28
years.
I wish to register my support, not only on an individual basis, and on behalf of my business, but also on behalf of BID. The BID is a collection of business and merchant residents who live in and about Greenport Village. The mission of BID is to establish long-term growth and tools for our downtown area where all businesses, residences, and visitors can harmoniously enjoy aspects of Greenport Village.

How that mission presents itself is no easy task; however, the one constant that we as the BID board never try to forget is that we are a community. You've heard various arguments about the specifics relative to the principals and the underlying supports or objects to the application of CAST. I wish to give you the BID's perspective in terms with what we have seen as an important component of your goal, and the discretion we have going forward in making a decision that serves our community best.

While we struggle more often than it seems now, initiatives, improvements, programs, political positions, and we remain a community
of businesses, families, individuals, all
seemingly attracted to its core values that
have set this community apart from most
other places. That community serves all of us
in one form or another. And the work that CAST
performs in supporting the very backbone of our
community, in keeping Greenport authentic,
honest, and hardworking.

    It's the programs at CAST that support
those in hunger or need, food, shelter,
clothing, safety. Empowerment that allows
those to learn -- whether it's ESL, basic
skills, classes, training, job placement, and
awareness that ensures we recognize the
sacrifice of those with no safety net who
struggle to survive in our community.

    All of this is very, very necessary.
CAST fills these voids, not by isolating these
people or these challenges or pushing them to
other places, but instead by offering
constructive solutions and tools that empower
those to be the backbone of our community. I'm
proud to be part of this community. I'm proud
to call it home. I'm proud to be part of a
business that has thrived and evolved. I'm
proud to try to lead when it's necessary, and
humbled by the support I'm seeing in a neighbor
and friend when inquired.

That's why we are -- that's what we are
supposed to do, help each other when needed.
We respond when the fire whistle calls. I see
the strength in our community and it makes
Greenport strong and the integrity of our
community in so many ways is long served. But
we have to remember the words of the American
philosopher William James who once said: A
chain is no stronger than its weakest link.
And life, after all, is a chain.

We must support CAST in its mission and
not ignore the fact that we as a community are
dependent upon each other. That the strength
of our community is only as strong as its
weakest link.

I urge you to grant this appeal. Thank
you.

(Applause).

CHAIRPERSON SALADINO: Thank you.

MEMBER CORWIN: Excuse me.

Mr. Vandeburgh, you're the president of the
BID; is that correct.
MR. VANDENBURGH: Yes, sir.

MEMBER CORWIN: You're representing that the BID is for this? Is it unanimously for this or is there --

MR. VANDENBURGH: As the president of the BID and the BID board, we're an elected board of volunteers. As I said, pursuing initiatives or any position on any particular position or improvement or cause is always difficult. As the BID board, we try to respond to not only the needs of our merchants --

MEMBER CORWIN: You're not answering my question. I asked you a simple question.

MR. VANDENBURGH: I'm trying to answer your question, sir.

MEMBER CORWIN:

MR. VANDENBURGH: I can tell you that it's unanimous. It's not unanimous.

MEMBER CORWIN: Okay. That's the answer to my question, it's not unanimous.

MR. VANDENBURGH: But ultimately, no decisions have been unanimous. Thank you.

CHAIRPERSON SALADINO: Thank you.

I'm going to ask -- are you okay?

THE STENOGRAPHER: Yes. It's just hot,
but I think we're all hot.

CHAIRPERSON SALADINO: All right.

We'll take a couple more questions then we'll break for a few minutes to give the people working harder than we are a chance to relax.

Is there anyone else who would like to address the board?

PUBLIC ATTENDEE: There are three more seats available.

CHAIRPERSON SALADINO: There's one.

MS. KNAPP: Mr. Chairman, members of the community, I live --

CHAIRPERSON SALADINO: Name and address for the stenographer.


CHAIRPERSON SALADINO: Can you give the stenographer your name?

MS. KNAPP: Ellen Knapp. I've lived in Greenport for 50 years. I've brought matters to the ZBA for determinations. I happily served on this board, in fact, I've also served on the board of CAST. Longevity gets you covering a lot of basis in this particular village.
I move that every matter brought to your attention contains elements that are difficult to resolve. For hundred years, 621 Main Street was the Methodist Church. I was not a member of the congregation, but I brought my children to the Suffolk County baby clinic in the hall, attended yoga classes, and patronized various efforts of the church. Time passed. The congregation merged with other congregations. The parcel was divided and the former church on a smaller lot became, according to the covenant, a residence -- residential. Time passed. No buyers. CAST, a non-profit organization, as many people have stated, has provided much -- many needed services for the town and particularly the village.

We have been in several locations and been good neighbors, as several people have noted. CAST needs -- it belongs in Greenport. The variances sought are significant. I certainly understand that. But it is -- I just want to point out something that one of our citizens said about the traffic. There was a time when I thought it was the world's worst
idea to put a stop sign at every corner on First Street, but we all got used to it. I mean, they must have added 50 stop signs throughout the village, but there's not one on Main Street. And that's part of the reason why this street, Main Street, is a dangerous street. I walk it and I think it's important to think that if this variance or these variances are negotiated, that there will be some stipulations about how it can be done safely. I am in support of this application. This street is a beautiful mix of historic churches, one- and two-family houses, and even one has four small apartments in it. It can certainly have modifications to Main Street to make it a safer place for everyone in the Village.

Thank you.

CHAIRPERSON SALADINO: Thank you, Ellen.

Is there anyone else who would like to address the board?

MS. POLLACK: Good evening, everybody. I'll try to keep it short. I'm Karen Pollack (phonetic), 630 First Street.
I wanted to address Ms. Gordon's comment about the covenant restrictions, in that, there's a statement that says any residence created by blah, blah, blah. But I have to point out also, that in larger documents, considering the entire document, there's also a sentence that says: This restrictive covenant shall govern the use and occupancy, so you have to take the whole document into account, not just that "any residence created".

I want to address the -- what I think is a problem. This is not a referendum on the good that CAST does, if they're a good neighbor, if there's significant need, or any of that. This is a zoning board. This is a referendum about whether or not these are reasonable requests. This property doesn't come close to meeting the conditions that are required for conditional use.

Another thing I want to point out is it that on CAST's application for their $300,000 grant, it's mentioned I think three or four times in that application that their alternative site to relocate is 18 South
Street, the gallery that's been for sale for over a year. That they have found another suitable location. So they claim that there's no viable alternative is just purely false. And that's all I have. So thank you very much.

CHAIRPERSON SALADINO: Thank you.
We'll take one more comment -- one more member of the public and then we'll take a break for a couple minutes for the stenographer and the village administrator.

MS. DOMARINO: My name is Domarino (phonetic) and I reside at 326 Front Street, Greenport Hotel.
I have been in Greenport for over 20 years, and I've seen many changes in Greenport, some wonderful and some arguable. I'm here to talk about the application of CAST to reside at their new location.
What struck me about Greenport so many years ago was a sense of community here and how Greenport was so diverse in so many ways in terms of race and religion and socioeconomics, and how it really -- I felt that everybody was brought together, regardless of where they
were. And right now -- I agree with this woman in the sense that this is really not whether CAST is a good neighbor or good member of society or whether or not they're doing good, so let's talk about the zoning issue.

So right now, CAST is located on Front Street, two doors down from my place of business. And on Front Street, which by the way is a State Highway. People come plowing down Front Street at extraordinary speeds and often kill people, as we -- many of us know. So Front Street is the home to several hotels, several AirBnBs, and many private homes. And it seems to me that all of this talk about traffic and use, they don't sound very genuine to me. To me, the message is: Not in my neighborhood --

(Appplause from audience).

Not in my neighborhood. And it's very disturbing to me because, you know, when I first moved out here and, you know, I had a place in the City and I had a place on the south fork and how terrible all these elitists and classists were, and now I'm in Greenport in this truly integrated community that serves
everybody, and now we're worried about people getting killed on Main Street when people are getting killed on Front Street, and I don't really know what's been done about that, nothing that I know of.

So, you know, back to the fact that, you know, why does CAST need bigger space? Well, we all know what's happened in the past few months. North fork economy is on hospitality, hotels, vineyards, farms, marinas shuttered and brought to their knees and brought the center of our community out of work. And I think to collect unemployed for months at a time. And CAST provided groceries and cooked hot meals and provided for children at risk in the schools. So that's why they need more space.

So I also want to talk about parking. I know there's an issue with parking, and parking is the issue for everything we can't do in Greenport. We need to decide how much parking do we need? I think there are about 700 or 800 parking spaces in Greenport. So how many do we really need? Do we need 1,000? Do we need 2,000? Do we need 500,000? How much
parking do we need? And when it comes to CAST, I mean, I live practically next door to CAST. I know most of them come by foot, they don't drive. So I don't know what we need all this parking for.

And last, but not least, to address the change in use, CAST will be serving the community, providing fellowship, providing sustenance, and trying to make the world a better place. Just like the church that was there before it.

So I think that when you really consider thinking about turning down this application, I hope you go to sleep -- I hope you can sleep well and that your conscience is clear. Because my conscience is clear. I was worried what would do to our neighborhood. I was worried -- I'm ashamed to say I was worried about my property values. Our property values have increased exponentially. And any of the problems have had nothing to do with CAST.

So my conscience is clear, and I hope that yours will be as well. Thank you, very much.

(Appplause).
CHAIRPERSON SALADINO: If it's okay with Amanda, we're going to take a five-minute break. We'll take a five-minute break to let the stenographer stretch her fingers.

THE STENOGRAPHER: Thank you.

(After a recess, the proceedings continued as follows).

CHAIRPERSON SALADINO: We'll get started.

Is there anyone from the public who would like to speak?

MR. PELTON: Good evening, Chairman, Members of the Board.

My name is Brent Pelton (phonetic). I reside at 210 Main Street, and I own a business at 300 Main Street, American Beech.

I just want to voice my support for the Zoning Board of Appeals revision. CAST is a tremendous organization that does invaluable programming here in the Greenport area. And I, for one, really want to keep CAST in Greenport. After COVID hit, our restaurant worked with CAST to give out meals. We gave out over 2,000 meals, giving over 300 per day that we were doing it. Most of the people came -- arrived
walking. And the population that it served is within walking distance of the church, and it's so vital to our community to be able to support the health education, social welfare services that CAST provides.

I have somewhat been involved in looking for a location as well, and this church location, just far and away, is the best location that was able to be located. And going from a historic community services use to exactly that same sort of use with CAST, as a church for the last hundred years, people gathered and engaged in community services the same use is going to apply to CAST.

It's a win/win for the community. If you look at the Zillow listing, this is not a single-family home. My understanding is the last time it was fully occupied is when it was the Claudio's staff house and they had a large number of people living there. But it's hard to imagine this church truly being a single-family home in a normal sense of it. And by having CAST go in, just -- it's a perfect use of the space. And I'm sure that the organization will be very responsible and
will be able to address any issues that mitigate any harm to the neighbors.

I'm sure the neighbors have valid concerns and CAST is going to be able to do everything they can to resolve any mitigating issues, but I really don't see there being any issues there because the CAST client base is highly respectful, the Greenport Hotel, there's been no issue with property values going up and doesn't see that.

So anyway, thank you so much for volunteering to be on this board and I strongly support this request. Thanks.

CHAIRPERSON SALADINO: Thank you.

Is there anyone else who would like to speak?

Name and address for the stenographer.

MS. PATTON: I have some handouts, if that's okay.

CHAIRPERSON SALADINO: Name and address for the stenographer.

MS. PATTON: Good evening, Board Members. My name is Marsha Patton. I've been a member of are the Greenport community for 13 years. I reside at 636 Main Street, directly
across from 621 Main Street.

The issue today is not whether CAST needs a new home nor whether they provide a valuable service to the community, of course they do. The issue is that the proposed location and the impact it will have on the historic district surrounding 621 Main Street, and that it does not meet any of the variances required.

I can speak only for myself when I say that I specifically chose this neighborhood because of its charm and overall historic feeling when I bought my home 13 years ago.

It was, and is, my understanding that its the village's intention to design zoning to preserve and protect the historic district so that large-scale, non-residential, beyond the existing hospital and churches that are grandfathered in would be discouraged. Is this respect for our village's history and preserving it is one of the pillars of Greenport today, and one of the reasons it is so special.

This proposal will substantially change the use of properties from an occupied
single-family home that would arguably be the busiest commercial entity currently in the Village of Greenport or Southold Town. All without adequate parking or buffer areas on a major stretch of Main Street where 621 would require eight, not six, but eight variances.

Yes, sir?

MEMBER REARDON: I don't think your mic is on.

MS. PATTON: Oh, sorry. Did you get the majority of that?

MEMBER REARDON: We did.

MS. PATTON: Okay, good.

I'll start from here: This proposal will substantially change the use of this property from an occupied, single-family home that would arguably be the busiest commercial entity currently in Greenport Village, if not Southold Town. And without adequate parking or buffer areas on an already dangerous Main Street, which Jonathan, my neighbor, has clearly pointed out.

621 would require eight variance, not six, if you include the request to allow permitted dumpsters in a residential district,
as well as a loading dock. When I read and hear about the plans for CAST growing, I'm excited for them, but I'm also especially concerned about their conflicting statements. Mr. Finnegan is quoted as saying in the Planning Board meeting there will be, quite, no discernible impact to the neighbors. We won't even know they are there. On the other hand, media reports indicate that CAST currently provides between 21- and 23,000 meals a month. How will even a portion of this be indiscernible?

At the Planning Board meeting in May it was stated that over the year they have reached out to neighbors for discussion. Not one neighbor was contacted. Not a single one in advance of meeting, including my own. If CAST, or any representative for that matter last year to these neighbors instead of to the press, they would have instantly understood the incredible support from the surrounding neighbors.

Enclosed in this packet, you will see, we have a signed petition of concern in our position to this location, not to CAST, the
majority of whom are supporters of CAST in one way or the other. 60 neighbors, 60. That is a lot. In addition to the petition, we also have a map showing the area of an historic residential district that people who have signed the petition in relation to the property itself.

I also question why Mr. Morato has shared 2019 data rather than the current. In one service, deliveries, parking, will not be increased, quote/unquote. And will quote/unquote stay the same. But then states the need continues to grow exponentially. It's to be 30 meals a week, but is quoted on the website as saying CAST is a busy place. We have hundreds of visitors every week and events all year long. I'm not going to go into the numbers, because I'm sure many of you have read them, but May was the highest month at 23,000, above 23,000 thousand served. That's phenomenal. That's to be commended. It's extraordinary. But it doesn't belong on a main street in a historic district in Greenport.

In the description of activities on a proposal to the village, Mr. Finnegan again,
and Ms. Demeroto, they would have very periodic and only Monday through Friday programming between the hours of 9:00 to 5:00. This is directly contradicted by the proposal which indicates there will be English as a Second Language classes on Wednesday evenings from 7:00 to 8:30, possibly adding another on Mondays from 7:00 to 8:30. There will also be citizenship classes on Thursdays from 6:00 to 7:45, and culinary programs twice a week from 3:30 to 6:30. Commendable. Absolutely commendable. These programs, which clearly fall outside of the 9:00 to 5:00 business hours is not clearly disclosed. These are also not -- these are entirely seasonal, but that could be up for correction.

This few nights a week is Monday, Tuesday, Wednesday, Thursday, and Friday until 8:45 in the evenings. This includes children, who I don't believe are driving and I don't believe are walking home at night by themselves, I challenge the Claudio's staff that a majority are walking to CAST.

These are just a few examples of the many ways, which is a shame, it's not
necessary. As you read the letters and statements, you will find others. Separately, for your convenience, I provided a number of photographs that visually highlight the impact that CAST will have as neighbors on the historic district:

Number 1, on page 6, which shows a portion of the driveway and onto Front Street in the early days of the program. How will these lines be in a circle to neighbors? They will be up and down Main Street, Broad, Sterling, and North.

Donations dropped off on the front doorstep. Overflowing dumpsters, current location has a full parking lot with room to get 11 cars and trucks, that's more than they are currently projecting, a Long Island Cares large truck for 30 minutes on Route 25 while making deliveries. The section on Main Street is no stopping and no standing which isn't a possibility. The scheduled delivery trucks coming in and out of the property, oil trucks sitting in the driveway, need to block the traffic in both directions as well as cut off and use the parking area in order to use that
turn outside of that park area.

I know of a young family with children and groceries in tow. I can't imagine as a direct quote, hundreds of visitors across the very busy Main Street -- of the south facing number in Picture Number 9 as well as the current owner who lives at 621 Main Street and has been there for quite some time. Those residents and yes, are making patrons on Main Street so they can back into that driveway, they're terrified of backing out, as I am of my driveway, every single time I do this. Safety concerns that Jonathan mentioned but I won't go into them, it's extremely busy. I'm afraid every time I back out that someone is going to crash into me and they almost did three years ago. And that's not the first.

Traffic routinely goes 25 to 50 miles an hour. It's terrifying. Just stand there for 10 minutes, I ask you, Board Members, stand in front of my house for ten minutes and watch those cars come by. I saw the young family who lives in the house to the south in the apartment. They parked on the east side of Main Street in front of my home, and this young
girl, 7 years old, went skipping across Main
Street without her mother. I literally covered
my eyes in terror that she was going to get
hit. This is not a joke. I'm not kidding.
This is not for dramatic effect, this is real.

I don't understand or know if CAST is
aware of how dangerous that area is, but I
think you should be because it will be your
responsibility. Briefly, 1.2 to 1.8 million
dollars for a physical space for a non-profit?
I find that ill-considered. I really do. The
baptist church across the street, very well
maintained, $20,000 a year for the same. It's
a shame, they're too busy with their programs,
which is what they need to be doing. They
don't need to be worried about paint peeling on
the tops of cupolas, and shingles needing to be
repaired to a great cost and expense to their
own parking which is limited at best.

This money can be invested in
programming and infrastructure that allows it
to grow and thrive, which they should do. Not
negate by its owners. Has CAST truly performed
its due diligence on the village or the Town of
Southold? We have a list of them, about 15.
Many of them are new to the market. I'll sum up.

This is not a hub to many in Greenport. There are many options. We also should consider the inappropriate outrage by the BID advocating for changing a zone in a residential neighborhood. Why is the BID matter if it's not in the commercial district? Are they interested in expanding commercial activities outside of their district? If so anyone living within a residential neighborhood in the Village of Greenport should be very concerned about precedent being set.

It is interesting to note that the vast majority of the workforce were passed, including the director, who all live outside of our village but seem to know what is best for our neighborhood. If you count the letters in support of CAST, how many of them live in Greenport? Not to mention in our neighborhood.

In summary, CAST does great work, we all know that, it's irrefutable. And they do need a new home, but they need one that fits around the community. One that allows them to grow and thrive within the appropriate zone. I
urge you to consider the application as a whole and deny the application on this basis. There are many people here who would love to help find an appropriate location. All you have to do is ask, we'll put in an offer. Thank you very much. Have a lovely evening.

(Applause).

CHAIRPERSON SALADINO: Thank you. Is there anyone else in the public who would like to speak?

MS. GRUPPA: Yes. Is this on?

Hi, my name is Gwen Gruppa (phonetic). I live at 615 Main Street, the house directly south of the project property. I also really hate public speaking so this is going to be difficult but I will try to be brief.

I'm also a former news reporter and I have covered many years' worth of Southold Town Board and Greenport Village of Trustees, Planning Board, and ZBA meetings. I understood the codes and I have talked to a number of people and were given information is accurate.

First off, let's be very clear, CAST is a charitable organization but it is categorized
under the code as a commercial entity. In its form and it's function, it is most similar to a busy grocery, clothing, and household goods store. By its own numbers on their application and told to the media, it has hundreds of clients a week and distributes about $8,000 worth of food a week.

Large trucks from Big Brothers and Big Sisters America, Long Island Cares, and other charities regularly far more than the stated two times a month. The trucks are noisy, the unloading is noisy, and the activities for hundreds of people are noisy. The clients are creating parking and pedestrian crossing nightmare on Main Street. The CAST application really downplays all of this, and they completely skipped the required variances for the dumpster and a truck loading dock.

The properties -- a grant application from Ms. Demeroto that state their plans to become much larger. Their plans to become a food processing facility supplied by local farmers. This is all in their own grant application. That would lead to get more trucks and food waste for the dumpster.
These are not small plans for a small quiet charity as they depict themselves to be. These are big plans. No for-profit entity would ever be allowed into a residential neighborhood, and be crystal clear, no one in the entire surrounding neighborhood thinks that this is a good idea. The petition, many letters, and legal representation state that. We have a right to expect that a residential neighborhood stay residential and to be protected by code. That variances that CAST wants go far beyond any request I've ever seen or read about. Some of them may ask for a few things, because or other minor detail. To throw out all the restrictions for adequate space and buffering, and allow neighbors to be impacted by noise, traffic, owners, and disturbance. There's a reason why operations like this need an acre of property to be allowed for a conditional use. There's no precedent for allowing conditional use and then protections.

Let me say that again: In order to allow conditional use for the space on an acre and then remove the acre. They're double
dipping and, in my opinion, this is like an elephant trying to squeeze into a bathtub. It does not fit.

Anyway, I will read first -- and at no point ever did anyone reach out about the plan, contrary to what CAST's lawyer has stated. My house is a two-family house with one family upstairs and one downstairs. The entire wall, north wall, is on the lot line to 621 Main Street. There are five rooms on that wall: Two bedrooms upstairs, and three downstairs. The upper two are for children, and the lower two are for adults. Both my tenants are single, minority mothers with young adults and minor children, and strong ties to the community. I feel strongly about helping local families, especially women. So to those, I point to the fact that our neighborhood is already very diverse and yet noted in opposition to this plan.

Upstairs are three generations: The matriarch works the evening shift at a local care facility. She does not get home until late at night and sleeps until late morning. She is extremely worried that she will have her
sleep disturbed far too early every morning by
car doors slamming, people talking, truck
deliveries, the beep, beep, beep, as they
reverse in and hand trucks, and because they
have no way to turn around, I -- it's just a
dangerous situation.

Her son is 17 and autistic. The family
is worried about the impact on him. He already
has trouble calming down because he gets upset
by noise. The sister described that they have
to hush the whole household and soothe him with
blankets. You imagine the effect of cars and
trucks revving engines and people talking, and
children shouting right outside his window,
every day, for years to come.

And let's consider the fumes from the
vehicles. Does anybody think that the air
quality of a commercial parking lot is
something children should breathe every day?
The youngest boy has asthma, as does one of the
children downstairs. Are they to live with
their windows sealed tight to mitigate any
fumes or noise? No. They should be protected
by the code.

Then there's the family car. They park
across the street because there's no parking on our side. The driveway is used by the downstairs unit. Many residents park on the east side of the street. We already know that CAST's proposed nine parking spaces are beyond that. Where will all CAST's clients park? On the east side of the street, of course.

The residents will lose their parking spots because of a large commercial operation using the whole side of the street as their de facto parking lot. It will be like a maritime festival every day.

Yes, we're actually -- so I have one more page to go --


MS. GRUPPA: Yes?

CHAIRPERSON SALADINO: We're over the five minutes.

MS. GRUPPA: Okay.

CHAIRPERSON SALADINO: We understand that you might be speaking for yourself and maybe one or two other neighbors --

MS. GRUPPA: Okay. Let me talk about the other issue and I'll skip ahead, okay?

The CAST plans created by Glynis Berry
has gone through a number of reiterations, to
display absolutely no buffer on the side yard
between the north wall of my house and the
driveway and loading dock.

Okay. I followed-up in e-mail to
Ms. Berry. She assured me that she included a
buffer after the Planning Board mentioned that,
about six feet away, but would not let me see
the plan. When I saw the new plans before the
ZBA meeting, the buffer is, at its furthest
point from my wall, four to six feet away.
That means that the vehicle bumper, the fence,
and a hedge are all crammed into a space
between four and six feet going from three
bedroom windows and a house wall. So
basically, if you have a car bumper, a fence,
and a hedge about two feet wide, you are zero
to two feet away from my wall. This is
complete inadequate. I find it very deceptive.
I tried to communicate about this in advance,
okay, so that is unacceptable to me.

As far as I am concerned, you have to
have an adequate buffer. You cannot have a
buffer that cuts off all the light, all the air
and all the circulation and face a damp, dark
alleyway in front of my tenants' windows. You have zero to two feet in front of my windows. You cannot take it down because there will be no buffering and all ofCAST's members and clients can stare straight into the windows. It's an impossible situation because it doesn't fit to buffer adequately. You've managed to stop the buffer right in front of the electrical boxes, which proves that you know that the whole buffer was obstructing access to the wall. And yet, the code requires the buffer to extend the length of the property.

I will be pursuing that. If this goes forward, quite frankly, this will be a very big issue. I tried to address it in advance of this and that was not successful.

Okay. So now that CAST knows the very real negative impact on these two families, I hope that they will voluntarily withdraw this plan. If they do not, they are saying loud and clear that they care more about their ambitions and are prepared to bulldoze over the rights of two of the very families they are supposed to serve.

Thank you for your time.
MEMBER REARDON: Thank you.

CHAIRPERSON SALADINO: Thank you.

Is there anyone else that would like to address the board?

MS. BRENNAN: Cynthia Brennan, 620 First Street.

CHAIRPERSON SALADINO: I think the mic is off.

MS. BRENNAN: Cynthia Brennan, 620 First Street. And I also do not like public speaking and I was not planning to, but the reason I wanted to speak is that as I hear people speak of support in CAST and I would like to say I am also a supporter of CAST. I volunteered with CAST since March, my three kids and I volunteered at Holy Trinity for a number of times a week and covered the kid bags of Holy Trinity. I have started a camp last year in which we collaborated with CAST, and provided more than half the kids with free admission to the camp.

So I just wanted to say, amongst other things I've done and am still doing as a volunteer with CAST and the village. I just wanted to say I'm a bit disturbed by a feeling
that there's sort of a bit of a pile on in
opposition to this plan and project. That's
not how -- that's not caring or not good and I
don't think that it's a fair dialogue, and I
for one am -- what I will say, in opposition,
is that I think this is really about the
balance of living in this neighborhood that is
side-by-side of where Greenport is. I have not
lived here long, and I understand that that
balance is created through the respect and
understanding of the shared types of activities
that neighbors and residents do and there are
certain things that you expect: Kids to be
laughing and playing, to hear noises, the smell
of BBQs, lawn mowing at 7:00 in the morning, to
construction activities periodically. But
there are things that are commercial that we
don't really want at a residential
neighborhood, unless, of course, it already
falls into a commercial use.

But those types of uses, the regularity
of those types of commercial uses are its daily
parking, trucks, dumpsters. It's not something
that's typical of a residence. And I think
that it does mean something that really there
are six feet immediate and adjacent and in opposition to this and I don't think they can all be put in one kind of bucket and I think that it is that expectation of outside life I have living that is why that number is in opposition.

As everybody has said, we are very supportive of CAST, understand the vital work that they do, especially in this moment in time, and wish them all the best. And I would love to continue to support CAST. And I hope we can get through this as a village soon.

Thank you very much for your time.

(Applause).

CHAIRPERSON SALADINO: Thank you.

Is there anyone else from the public who would like to speak?

MS.: I know it's been a long night, so I will be quick. I want to say --

CHAIRPERSON SALADINO: So --

MS. DEMEROTO: I know it's been a long night, so I will be quick as we're hot and tired. And I do appreciate the comments from both sides --

CHAIRPERSON SALADINO: Just so she
knows who you are.

MS. DEMEROTO: Cathy Demeroto, director of CAST, 316 Front Street.

CHAIRPERSON SALADINO: Thank you.

MS. DEMEROTO: I do appreciate the comments from both sides the people that recognize the value of CAST. That means a lot to me as the executive director on behalf of our clients. But there are a few things I do want to clarify, and I will be quick.

Statements about numbers seen in the press or on our website where we served 21,000 to 23,000 meals, those were height of COVID numbers. The $8,000 a week were COVID numbers. That was March through June, really, or May. And that included the meals that were given out at American Beech and meals given out at Holy Trinity Church. The mobile food pantry meals that were distributed in the community. So those in no way are a reflection of our normal capacity.

So the February numbers are more like 4,000 meals. And when I say "meals" I mean, you get a bag of food that has about three meals in it. So we're not getting -- we don't
do pot meals. The only reason we started doing pot meals is because of COVID. And we don't prepare those meals, those come from restaurants and churches. So those numbers are very -- for a very limited period of time.

It's July. We're back now to close to our normal numbers. So people are going back to work, you will not see the lines going around Front Street anymore. So you have to recognize that those were a very small amount of time during a global pandemic.

MEMBER TASKER: It's not over.

MS. DEMEROTO: With regards to the mention of the South Street Gallery as being an option and our application for state funding. That was put in there by me prior to having architects or engineers go look at it. That is not a viable option. One is cost, and two, there can be no elevator because of the footprints. So we cannot have access for the many clients we serve with disabilities. So that has been completely taken off of the table as an inadequate location.

As far as saying we have hundreds of visitors a week, we do have, I'd say, between
130 and 200 visitors coming into CAST on a normal week in a normal period of time. That includes clients, that includes donors, it includes classes, meetings, and that's an accurate -- I'd say from 40 to 200 a week. As was noted in one of the reports, the church has significantly more than that.

The mention of child care. I think there was some confusion about that. Never have we or do we plan to provide child care at CAST where families would drop off children. That reference to sometimes we have classes, an ESL class, or somebody comes in to fill out an energy assistance application, we want to have an area in the building where there are some toys or puzzles or books, where children can sit and play when their parents are occupied and receiving our services. So in no way are we going to do childcare facility.

With regard to the attorney for the influence talking about our truck. Our mobile pantry is a van. At no time do we need to have that running adequate refrigeration space to keep our produce cold. So it is not a truck. It is a van.
Let's see. And I think we were pretty honest. Activities and classes. We're not going to have classes five nights a week, that's what someone said. We say in here we do have classes off-season. So from October to December and from January to April we do have some classes, and they're usually -- we have at most two classes a week, but it's usually one class a week that goes to 8:00 to 8:30 at night. And generally, we have anywhere from 3 to 15 attendees in our classes.

With regard to the majority of the number of walkers. We did a survey to determine how many people were walkers and how many were car drivers, and we asked every client who came from May 22 to June 15, that was three and a half weeks, and that was during our busy time. That was during COVID, and we had 345 total visitors over three and a half weeks, so that's about 100 a week. And 50 percent walked, 48 percent came by car, but 12 percent of those were not their own car, they went in somebody else's car, so they said they were usually walkers but they got a ride that day that we polled them. 2 percent were bike
or came by bus.

And with regard to why Greenport?
Well, CAST has been in Greenport since 1965.
And 65 percent of our clients live in the Village of Greenport. So it is a more appropriate location.

And then the last thing, with regard to a kitchen. The kitchen we hope to have is purely a teaching kitchen. We're not going to be preparing hot meals as a soup kitchen. So we started a pilot at Holy Trinity for high school kids not going to college this past January through March, it was extremely successful. We partnered with the school system. We would like to continue that. We created -- the restaurants and I have asked for it, the interest by students was very high, the school was very supportive. And it's something we'd like to continue. So that is the sole purpose for that that we'd like to have.

I know there was mention of commercial food processing. I want to touch on that, because that -- we have never thought of commercial food processing. What we had hoped to do and we had applied for a very competitive
USDA grant, which we were denied, we're not looking to do, was to be able to get produce because we do get donated produce from farmers and process it freeze it and package it, and give it out to our clients through the tough winter months when they're not working. So we were going to hire a part-time person to help us with that and expand our staff anymore. And it would be a small space. That is not happening because we were denied the USDA grant. So I just wanted to clarify, we weren't doing this commercial food processing program as was described.

And I appreciate so much your time and efforts. We have been looking for space, is this the best perfect space? No. I don't think there is a perfect space, as I said in my earlier comments, but I think it's a very good location for CAST, and we will do our best to ensure that it's the least negative impact for the community and continue to be good neighbors.

CHAIRPERSON SALADINO: Ms. Demeroto, just a question. You said you partnered with Greenport school for cooking?
MS. DEMEROTO: So they identified students who are not planning on going to college. So we were able to go in there and interview with the children and work with the -- they gave us access to an orientation where we can go in and talk to the kids, if you're interested and then we took it from there and interviewed them. It's very competitive.

CHAIRPERSON SALADINO: Could you share with us about how many students you have?

MS. DEMEROTO: We will only do 12 students in a year. So this is a program that is literally ten weeks a year. It runs from January to March because a lot of these kids are working because they need to work for their family. So we do it during a time where they're not working. So it's a ten-week program, max 12 students.

CHAIRPERSON SALADINO: I'm sorry. I should know this and I'm embarrassed to admit that I don't. And I believe one of the attorneys said there is no transportation there. Where does the bus stop?

MR. ARNOFF: Where it currently is?
MS. DEMEROTO: They can come to
Greenport and walk.

CHAIRPERSON SALADINO: Thank you. I
understand. Thank you.

MS. DEMEROTO: Thank you.

CHAIRPERSON SALADINO: Anyone else like
to speak?

MR. ARNOFF: I'm going to try to be
very brief. I don't know that that's possible,
but I'll try.

I intentionally didn't go into the
details of the submission that I handed each
member of the board, but a comment was made and
I sort of have to just finish with this:

One, the church operated unimpeded for
a hundred years plus. The church operated for
a hundred years plus and the parking lot had
access from Front Street. None of which exists
anymore --

PUBLIC ATTENDEE: First Street.

MR. ARNOFF: First Street, I'm sorry.

I apologize. Main and Front and First.

So ultimately, it isn't the same.

We're not talking about the same thing. You
can't bootstrap what the church did under
different circumstances with what we are faced with today. That's what they'd like you to do, but I submit you can't do it.

But I think the comments about the restrictive covenant highlighted on page 6 of my submission of two statements by Mr. Olinkiewicz which was made to the Planning Board. He said, on April 27, I got this, I didn't make this up. The old Methodist Church, because it's not that it's been desanctified, it's actually considered a prior residence. So we're going to make this a one-family house because as I told everyone over and over again. At the next meeting, I believe it was the next meeting, on May 4, I guess two weeks later, he then said: So I can reiterate: The church is going to be a one-family residence. The parcel is going to be a one-family residence, and it's my intention to build a one-family residence on like lot. Ergo, you have the covenant and restriction that the Planning Board wanted. Its going to be a residence. Not any other use than is under that particular zone. It is very clear that impliably and directly he entered into a contract, an agreement, with the
Planning Board. As a result of that, a covenant restriction was placed on this property, which was in perpetuity. Unless the Planning Board changes.

So under the circumstances, I submit and reiterate what I said before about the importance of this Board really carefully, and I'm sure counsel will tell him that this covenant is something that can't be ignored.

And with that, I will also say, please listen to what everybody says. And remember what I said when I started, and what I'm saying here tonight. If this was a popularity contest, which you can't really consider, there would be no discussion here. Everybody likes CAST, everybody wants CAST. CAST does a wonderful job for the entire community of Southold, not just for Greenport.

Thank you.

MR. FINNEGAN: Was there somebody else?

PUBLIC ATTENDEE: Go ahead.

MR. CONNOLLY: First of all, I would submit to you that this covenant is not even properly before you for your interpretation.

It's a Planning Board covenant. This
application was referred to this Board by the Planning Board after we had meetings with the Planning Board to discuss that covenant. And it was determined that this board's interpretation of which I suggested is absolutely correct.

My colleague referred to are completely consistent with the language of the covenant.

Mr. Olinkiewicz said: I'm going to have a single-family residence there. Great. So the covenant says: If you're going to have a residence there, it can only be a one-family home, it can't be a two-family home. But what's before this board is the appeal of the notice of disapproval which is why we're asking this board to grant those variances based on the overwhelming evidence that we believe grants support.

I just want to remind you that the suggestion, first of all, that there was some misstatement of activities. We have provided that activity list with a location and an amended version of it was submitted to this board. Of this record there's been no intention for anyone to misrepresent that or to
downplay that in any way, shape, or form.

As to the suggestion that I somehow misled anybody by my communications, I -- we met with the Brennans early on in this process. We discussed with them and through their input, changes were made to the plan to add buffering. This was a public process from day 1. We have had I don't know how many work sessions and discussions with all the neighbors aware and participating and commenting --

PUBLIC ATTENDEE: No.

MR. FINNEGAN: -- so I -- as far as I know, everyone was part of the process, everyone is here. There have been how many letters submitted for the record? So I don't believe anybody has been in the dark, but at the end of the day, CAST is coming before you saying this is where we want to be and this is -- we believe this is an appropriate location for our operations.

In normal days, not in the middle of a pandemic, but in normal days, I believe that our position is properly suited with the variances, something should be granted. It is valid and we would ask you to make that
determination.

Thank you very much for your patience and your time. Thank you.

CHAIRPERSON SALADINO: Members, it's 20 to 9:00. It's 20 to 9:00. Do we feel we want to continue this or --

MS. BRENNAN: May I ask one question of counsel, please?

MR. FINNEGAN: I actually would like to make a request --

CHAIRPERSON SALADINO: Wait. We planned on -- well, I'm going to make a suggestion that we adjourn the public hearing and continue it next month. If the board agrees, that's what we're going to do.

If you want to clarify a statement, I don't think we're going to take anymore comments.

MR. FINNEGAN: My suggestion was just to leave the record open for written comment. I don't know that, you know, because there were a lot of submissions here this evening.

CHAIRPERSON SALADINO: If we adjourn the public hearing and continue it for next month, the record is automatically there.
MR. FINNEGAN: I understand, but we're not asking for that. We just wanted to have the opportunity to address what we could and submit it to the board. So I would like to request copies of the submissions from the other speakers so we could have the opportunity to --

CHAIRPERSON SALADINO: -- as well.

MR. FINNEGAN: In writing.

CHAIRPERSON SALADINO: Okay. Does the village have copies of what was submitted?

ADMINISTRATOR PALLAS: I don't think --

MS. AURICHIO: No.

ADMINISTRATOR PALLAS: No.

CHAIRPERSON SALADINO: I'll give you my copies. And they'll make copies.

MR. FINNEGAN: Of our submissions, but other speakers were handing things to the Board.

CHAIRPERSON SALADINO: The village, my copy of what was then submitted to this board, have them make copies, supply each and every one of you with copies --

MR. FINNEGAN: Thank you. I appreciate that.
CHAIRPERSON SALADINO: -- and hopefully return mine, and so give that back to the board.

What's our feeling? Are we going to an adjourn this to next month?

MEMBER GORDON: Do we think there are other people who aren't here who would like to speak?

CHAIRPERSON SALADINO: I think there is still a crowd outside, actually. I think that there were enough people that couldn't come into the meeting room that were discouraged and left and perhaps would have liked to voice an opinion. So I think they should have the right to speak.

What is the board feeling?

MEMBER TASKER: I think we should adjourn to next month.

MEMBER REARDON: No reason to rush.

CHAIRPERSON SALADINO: I'm sure the applicant would disagree with you, but I agree.

David, what are you thinking?

MEMBER CORWIN: I make a motion that we adjourn.

CHAIRPERSON SALADINO: Okay. So moved.
David made a motion to adjourn to next month so we'll keep the public meeting open.

MEMBER TASKER: Second.

CHAIRPERSON SALADINO: All in favor?

(Chorus of ayes).

CHAIRPERSON SALADINO: Item 6, is 621 Main Street, we'll put a pin in that because the public hearing is open. That might come before members of the board.

Arthur?

MEMBER TASKER: No.

CHAIRPERSON SALADINO: Anybody?

(Negative response).

And Item 7 is a motion to adjourn. So moved.

MEMBER CORWIN: Second.

CHAIRPERSON SALADINO: All in favor?

(Chorus of ayes).

So adjourned.

(Time noted: 8:45 PM).
CERTIFICATION

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

I, SARA GALANTE, a Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript is a true record of the proceedings taken on July 21, 2020.

I further certify that I am not related either by blood or marriage, to any of the parties in this action; and

THAT I am in no way interested in the outcome of this matter.

____________________
SARA GALANTE