

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4 ZONING BOARD OF APPEALS

5 REGULAR SESSION

6 -----x

7 Third Street Firehouse  
8 Greenport, New York

9 July 21st, 2020  
10 6:00 p.m.

11 Before:

12 JOHN SALADINO - Chairman

13 DAVID CORWIN - Member

14 DINNI GORDON - Member

15 JACK REARDON - Member

16 ARTHUR TASKER - Member

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19 ROBERT CONNOLLY - Zoning Board Attorney

20 PAUL J. PALLAS - Village Administrator

21 AMANDA AURICHIO - Clerk to the Board

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1 (The meeting is called to order at  
2 6:00 PM).

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

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

9 So moved.

10 MEMBER REARDON: Second.

11 CHAIRPERSON SALADINO: All in favor?  
12 (Chorus of ayes).

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

17 So moved.

18 MEMBER REARDON: Second.

19 CHAIRPERSON SALADINO: All in favor?  
20 (Chorus of ayes).

21 CHAIRPERSON SALADINO: Any abstention?

22 MEMBER CORWIN: Abstain.

23 CHAIRPERSON SALADINO: And one  
24 abstention.

25 Can you folks hear me?

1 (Negative response).

2 Item 3 is a motion to schedule the next  
3 Zoning Board of Appeals meeting for August 18,  
4 2020, at 6:00 PM at Station 1 Firehouse, Third  
5 and South Streets, Greenport, New York, 11944.

6 So moved.

7 MEMBER GORDON: Second.

8 CHAIRPERSON SALADINO: All in favor?

9 (Chorus of ayes).

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

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

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

23 Usually the public notice is attached  
24 to the agenda, but there's nothing there. So  
25 before we open the public hearing, we're going

1 to confirm the status of the applicant to make  
2 the application.

3 The public notice is published?

4 MS. AURICHIO: Yes.

5 MEMBER TASKER: Excuse me,  
6 Mr. Chairman, I can barely hear you.

7 CHAIRPERSON SALADINO: We confirmed  
8 that the public notice was published.

9 Can you hear me now?

10 Do we have the mailings?

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

14 ADMINISTRATOR PALLAS: Yes.

15 Mr. Chairman, I don't have physical  
16 copies. I believe they were e-mailed to us.  
17 We could check the e-mails right now to see if  
18 we have them.

19 CHAIRPERSON SALADINO: I didn't hear  
20 you, Paul.

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

24 CHAIRPERSON SALADINO: You know, if  
25 it's okay with the applicant -- I trust the

1 village has the notices. If it's okay with the  
2 applicant, we have people waiting outside, it's  
3 90 degrees outside, it's pretty warm in here.  
4 I'm going to ask our attorney, can we move this  
5 forward and wait on these mailings or do we  
6 have to --

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

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

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

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

20 MR. ARNOFF: No objection.

21 CHAIRPERSON SALADINO: Okay.

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

23 CHAIRPERSON SALADINO: I'll move this  
24 along.

25 And the last thing before we open the

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

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

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

19 And the last thing I'm going to say  
20 before I open the meeting is we received -- not  
21 counting these today, we received these e-mails  
22 from neighbors both for and against. We made  
23 them available to the stenographer. Some of  
24 them are likely being read into the record.  
25 It's being entered into the record. The

1           stenographer has all the letters. So we're not  
2           going to read these -- how many -- 26 ounces of  
3           e-mails or 30 ounces of e-mails, but they will  
4           be entered into the record.

5                       We're going to open the public hearing.  
6           Is the applicant here?

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

11                      PUBLIC ATTENDEE: Can he have a  
12          microphone?

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

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

17                      (Affirmative response).

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

23                      As the Board is aware, CAST is a local  
24          non-profit organization that provides vital  
25          services to the residents of Greenport and the

1 Town of Southold since 1965. Cathy and her  
2 small staff carry out this essential work from  
3 a small converted house on Front Street with  
4 insufficient space for its operations.

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

19 CAST has sought a building permit to  
20 renovate the structure organization --

21 MEMBER TASKER: Excuse me, Counsel?

22 MR. FINNEGAN: Yes?

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

25 MR. FINNEGAN: Sure.

1 MEMBER TASKER: Thank you.

2 MR. FINNEGAN: As we know, CAST is a  
3 non-profit organization and that has permitted  
4 conditional use, subject to certain structural  
5 restrictions which include a lot size of an  
6 acre, 50-foot setbacks from all the property  
7 lines, and maximum 20 percent lot coverage.  
8 The subject property, as I said, is seven -- is  
9 18,716 square feet of the footprint of the  
10 structure was constructed in 1890 in a  
11 nonconforming location.

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

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

23 Therefore, CAST's decision to appeal  
24 the building inspectors of notice of  
25 disapproval and seek the required area

1           variances to continue its valuable work in the  
2           village.

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

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

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

22                   PUBLIC ATTENDEE: We can barely hear  
23          out here.

24                   MEMBER CORWIN: There's a speaker. You  
25          just weren't talking into the microphone.

1                   CHAIRPERSON SALADINO: We're doing the  
2                   best we can with what we have. The way the  
3                   people in here have to bear with it, I'm  
4                   politely asking you guys to bear with us also.

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

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

21                  Since 1965, CAST, the non-profit  
22                  organization has provided the Town of Southold  
23                  residents with a safety net and the needs of  
24                  improving their lives and gaining  
25                  self-sufficiency.

1                   Through its long 55-year history, CAST  
2                   has been a considerate and valuable neighbor of  
3                   the Village of Greenport providing critical  
4                   services.

5                   CAST has outgrown its current space and  
6                   is unable to continue to provide services  
7                   safely and effectively on Front Street at the  
8                   very busy entrance to the Village of Greenpart.  
9                   The current pandemic has highlighted CAST's  
10                  immense value to the Village of Greenport and a  
11                  positive impact its products and services have  
12                  on the community.

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

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

25                  In addition to the CAST offices, CAST

1 provides a range of essential services at a  
2 single adequate location. These locations are  
3 a food pantry, sharing room, a variety of  
4 workforce development classes, individual  
5 tutoring, and annual school supply and holiday  
6 toy drive.

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

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

20 We submitted a description of CAST  
21 activities and an outline of our operations.  
22 I'm happy to answer questions on these, but  
23 ensure, CAST operates during normal business  
24 hours, from 9:00 to 5:00 PM Monday through  
25 Fridays, except Tuesdays we stay open until

1           6:00 PM. We are closed on weekends and  
2           holidays. We have occasional classes in the  
3           evening that end before 8:30 PM. There are no  
4           classes during the busy season from June  
5           through Labor Day. Majority of our clients  
6           walk or take public transportation to CAST.  
7           Our deliveries are limited. Our specific  
8           concerns are regarding parking and traffic.  
9           However, in realty, our use is less intense  
10          than we can show.

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

24                        Fortunately, with the reopening of  
25          businesses, we have seen many local residents

1 return to work and the numbers coming to CAST  
2 are starting to trend down this month, doing  
3 closer to our normal levels. The pandemic  
4 response numbers experienced should not be used  
5 to gauge our normal level of activity.

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

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

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

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

1 enemy of the good."

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

22 Importantly, our clients -- who the  
23 opponents are concerned about -- support our  
24 move to 621 Main Street, provide adequate space  
25 to service our clients safely and effectively.

1                   Many have stated that CAST is a  
2                   wonderful organization but just does not belong  
3                   at 621 Main Street, notably the former  
4                   Greenport Methodist Church. There are no other  
5                   viable options in Greenport Village. CAST has  
6                   been searching for a permanent home for years.  
7                   For a village that prides itself on being  
8                   inclusive and supportive of all, I find the  
9                   false narrative being spread by some opponents  
10                  alarming and disheartening. Greenport is  
11                  better than this.

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

20                  In the words of Representative John  
21                  Louis, the great civil rights leader who we  
22                  lost this past weekend, when you see something  
23                  that's not right, not just, not fair, you have  
24                  a moral obligation to say something, to do  
25                  something. I'm here today to say, with the

1 support of so many in this beloved community,  
2 the opposition to the location of 621 Main  
3 Street is not right, it is not just, and it is  
4 not fair.

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

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

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

23 May the better angels in our nature  
24 prevail. Thank you.

25 (Applause).

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

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

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

1 the structure and the air flow.

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

9 Then along the driveway, we have a  
10 50-foot -- a little more than 50 feet that  
11 handles the loading and some bicycle parking.  
12 Its size is larger than the normal loading so  
13 that when it's not being used it can handle two  
14 extra cars for people that are dropping off and  
15 picking up things.

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

22 One of comments we saw from the  
23 Planning Department mentioned, you know, it  
24 would not be a good place to back into the  
25 road. And we agreed with them. So we gave up

1 two parking spots and provided a three-point  
2 turning area, and we located the grass turn  
3 there just in case somebody has trouble. But  
4 we designed it for a 30-foot truck which is in  
5 line with the size of the loading dock that the  
6 village requires. So I think we have addressed  
7 that. I think it will be much safer.

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

14 Relative to the variance -- variances  
15 that are needed, setbacks. All the existing  
16 setbacks are pre-existing, which is typical for  
17 a historic district. They didn't have building  
18 codes back then and people built closer to the  
19 street. So it's a historic building with an  
20 appropriate setback for the time it was built.

21 So we have not reduced the setbacks at  
22 all. We have -- our addition keeps the same  
23 line. So we consider all the setback variance  
24 requests to be basically what you're going to  
25 get in a historic neighborhood.

1                   Lot size and lot coverage. So the code  
2                   does require a minimum of one acre for this  
3                   kind of use and the lot doesn't meet that  
4                   requirement. But if you look at the  
5                   requirements for lot coverage, we are very,  
6                   very close. We're asking for a less than one  
7                   percent increase. And the code has a much  
8                   stricter lot coverage for this kind of use,  
9                   it's 20 percent. If it's a residence, it's 30  
10                  percent. If it's a two-family residence, it's  
11                  35 percent. So this use will actually ensure  
12                  that you have a smaller building lot coverage  
13                  than if this were a single-family home by 50  
14                  percent. So I think that our lot coverage  
15                  percentage, the request for the variance is  
16                  very minor and it's purely for accessibility  
17                  reasons. And I think this will help preserve  
18                  the historic relationship of the building size  
19                  to the lot. So you're going to get -- that  
20                  kind of proportion is going to be maintained, I  
21                  think, better than a single-family home.

22                  The big issue: Parking. While we  
23                  agree that we need a variance for the number of  
24                  parking spaces, we disagree strongly with the  
25                  "32" number identified in the notice of

1           disapproval. The calculations used by the  
2           village was gross square footage, which  
3           includes walls, stairways, corridors,  
4           elevators, mechanical rooms, bathrooms, bell  
5           tower, and storage. Unfortunately, the code  
6           did not specify gross or net square feet and we  
7           feel strongly that this should have been net  
8           square feet, not gross.

9                     If you look at the parking schedule at  
10           150-16(a)(1), all the parking needs are  
11           described relative to use. So, for example,  
12           number of classrooms, number of rooms, beds,  
13           seats, members, doctors. For places of  
14           worship, libraries, and other public buildings,  
15           the requirement is one space for each 200 feet  
16           of floor area, but not less than two space per  
17           each of each five seats we're provided. If one  
18           calculates, based on the number of seats, the  
19           need is for eight spaces. If one calculates a  
20           need based on occupied floor space, divided by  
21           the 200 square feet, the need is 17. And that  
22           is bigger than by seat. So in our opinion, we  
23           think the proper number we should be requesting  
24           is 17 spaces. And we feel that number is  
25           correct according to the Village Code.

1                   And for comparison, 32 spaces would  
2                   accommodate a 160-seat restaurant. If we look  
3                   at the maximum occupancy allowed by State Code  
4                   for fire egress, for all program spacing  
5                   including storage and mechanical rooms, which  
6                   is never going to happen, the total maximum  
7                   allowable occupancy would be 108.

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

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

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

24                  MS. BERRY: It has two heating oil  
25                  tanks in the basement, they're not in the yard.

1                   MEMBER CORWIN: They have to be filled  
2                   some place.

3                   MS. BERRY: Yeah, right.

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

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

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

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

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

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

24                  MS. BERRY: This is for the total  
25                  square footage.

1                   CHAIRPERSON SALADINO: Just the size of  
2                   the addition.

3                   MS. BERRY: 551.

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

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

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

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

23                  The renovation proposed by the  
24                  applicant will not increase in degree of  
25                  non-conformity of any of the existing front or

1 side yard setbacks. The front yard setback  
2 variances are only required to maintain the  
3 pre-existing setbacks. The existing structure  
4 is, in fact, part of the character of the  
5 community which will be entirely preserved if  
6 relief is granted.

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

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

21 As for parking, the intensity of CAST's  
22 operation does not require 17, much less 32,  
23 parking spaces. Many clients arrive by foot or  
24 bicycle. There are set periods of time in the  
25 business day, as explained in the activity

1 detail that was provided in the application,  
2 and people arrived to get what they needed, and  
3 that's Monday through Friday during business  
4 hours. And for the food pantry that's even  
5 less, three-hour blocks, only three days a  
6 week.

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

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

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

25 So CAST admits that its operation will

1 be of no detriment to the surrounding  
2 neighborhood. However, to the extent that they  
3 differ from the current residential use, site  
4 improvements were proposed, as Glynis  
5 explained, to mitigate any potential impacts by  
6 way of additional screening and buffering.

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

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

23 The parking variance is required  
24 because the code does not differentiate between  
25 proper use and a restaurant. For all intents

1           and purposes. Why on Earth would they ever  
2           need 32 or even 17 parking spaces. Even if  
3           this were a two-acre parcel, CAST wouldn't need  
4           32 parking spaces? The vast majority of the  
5           time this building will be occupied by CAST  
6           staff members, the site has ample room for its  
7           clients to come, as we said, by foot.

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

20                    And I'm going to ask Mark Sokol to  
21          speak to that issue. I think it's an important  
22          point to see the sort of effort to look at, and  
23          this is literally the only viable option. As  
24          to substantiality, belaboring the fact, if CAST  
25          can substantially comply with that 20 percent

1 lot coverage to suggest the lot is  
2 appropriately sized for CAST operations.

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

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

19 As to adverse impact on the  
20 environmental impact: As stated previously,  
21 the setbacks were established years ago when  
22 the church was constructed. There is no  
23 perceivable environmental impact on the  
24 proposed construction or from allowing reduced  
25 construction which is adequate for CAST needs.

1                   Nevertheless, the plan does include  
2                   additional storm water draining, increased  
3                   bumpers, and maintenance. This is not a new  
4                   venture. CAST has been here, servicing this  
5                   village and its residents for 55 years. We are  
6                   aware of no complaint regarding its operations.  
7                   CAST is and always has been a respectful  
8                   neighbor in Greenport Village. Their  
9                   operations in the village have not been  
10                  adversely effected in their current or any past  
11                  location, and there's no actual evidence that  
12                  any such impacts will result in a relocation.

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

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

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

25                  MR. SOKOL: Thank you. My name is Marc

1 Sokol. I'm the president of the Board of  
2 Directors of CAST. I've been a member of the  
3 board for eight years, I'm president for two.

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

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

21 Just to give you a sense of that, last  
22 year, which was by far a record year for CAST,  
23 we received about \$700,000 in donations. This  
24 church and its modifications will cost us about  
25 two point -- two and a half times that to

1 purchase. And we can do it, but we're very  
2 limited. We're a small charity and the  
3 logistics of how we -- what we need from these  
4 properties is very specific.

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

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

23 (Applause).

24 MR. FINNEGAN: Thank you. So we're  
25 available to answer questions, if the board has

1 any, or be available for any other comment.

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

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

6 CHAIRPERSON SALADINO: How many seats  
7 are there?

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

10 CHAIRPERSON SALADINO: There's four  
11 seats.

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

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

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

23 I would like to take a moment for our  
24 submission, because I would like to address in  
25 part as it relates to that.

1 I'm going to do something a little  
2 different than Mr. Finnegan has done. I'm  
3 going to address the Board in a different  
4 manner.

5 What you're being asked to consider  
6 tonight is whether or not to grant certain  
7 variances to CAST, to occupy and utilize a  
8 single-family dwelling within the Town --  
9 within the Village of Greenport. And in  
10 accordance with the code of the village. Now,  
11 one of the questions I thought when I was  
12 reading over this is should CAST be renamed to  
13 CAVG instead of CAST, since by its own letter,  
14 it says: We serve the residents of Southold  
15 Town for tomorrow. Why then, must it be in  
16 Greenport? That's one of the considerations.  
17 But then again, if this was a popularity  
18 contest, I wouldn't be up here talking to you  
19 because I think if this were a popularity  
20 contest, we wouldn't need this meeting and we  
21 would just approve CAST for this site. But  
22 that's not the law. And you're chargeable, as  
23 you all know, with enforcing the law, not only  
24 the law of the State of New York, but the code  
25 of the Village of Greenport.

1                   Now, we have to look at the genesis of  
2                   why we're here tonight. James Olinkiewicz came  
3                   before this town and said I want to subdivide  
4                   this property. And so what can Mr. Olinkiewicz  
5                   do? He took the parking lot from the church  
6                   and diverted it into a legal lot within the  
7                   village. Thus, he created a hardship which  
8                   ultimately gets visited on CAST. But  
9                   ultimately, it's a self-created hardship.  
10                  There's no question about that. Had that  
11                  parking lot been there, there would have been a  
12                  possible different approach tonight by CAST and  
13                  by us, but it's not there. It's gone. And we  
14                  can't go back to the Planning Board to ask  
15                  them, you know, is this what you meant to do?

16                  Now, additionally, the Planning Board,  
17                  cannot and should not create undersize and  
18                  building lots. And I'm going to re-visit that  
19                  with you at the end of the address. I want you  
20                  to remember that I said that. Because they  
21                  cannot create a lot that's undersized. Now,  
22                  one of the questions that you have in the  
23                  script in your code entails it's clear that  
24                  they cannot and they labor diligently to do  
25                  that.

1                   Now, you have to excuse me. Now, one  
2                   of the questions that you have to ask is did  
3                   the scribners of your code intend that it's  
4                   clear that it says that there's a conditional  
5                   use in an R-2, R-1 zone. But is that to be  
6                   blindly approved of the actual village itself?

7                   Now, we know for a fact that with the  
8                   transmutation, the change from a residence,  
9                   remember not only did Mr. Olinkiewicz say this  
10                  is going to be a residence, a single-family  
11                  residence, to the board that approved this, the  
12                  board, he signed a covenant to that effect.  
13                  I'm going to go back to that because that's not  
14                  mentioned, conveniently, by the applicant.  
15                  Because it's important for this Board to  
16                  understand. But then, when CAST comes in,  
17                  150.30(a)(5), there's no 50-foot setback.  
18                  Okay? There's no mention of the fact that this  
19                  is a dangerous street. There's no -- I believe  
20                  it's all the way down to special effects, by  
21                  Washington Street or somewhere around there.  
22                  There's no parking, no stopping, no anything on  
23                  this street. Why would that be? So are they  
24                  going to be parking and just -- are passengers  
25                  going to be alighting from the church -- the

1 church building. Remember, it's not a church.  
2 It is not a church. Hasn't been a church for  
3 five years. And to CAST with the umbrella of  
4 it being a church, I submit is something that  
5 this Board should not adhere to. It is a  
6 single-family residence. In fact, inquiring in  
7 the village records, and I have them if you'd  
8 like to see them, the application for a  
9 building permit by Mr. Olinkiewicz and the  
10 certificate of occupancy issued to him, making  
11 this a single-family residence in accordance  
12 with the covenant restriction.

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

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

24 Now, is public transportation allowed  
25 to discharge passengers where they're not

1 allowed to stop? I don't believe they are. So  
2 where's the public transportation going to be  
3 dropping people for this building? Can't do it  
4 on First Street because there's no access to  
5 this property, vehemently created by  
6 Mr. Olinkiewicz, so that they can't go from  
7 there around to the front.

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

20 Now, when you look at that, when you  
21 say, hm, commercial kitchen, where are the  
22 mechanicals going? You don't see those on the  
23 plan. You don't see the refrigeration system,  
24 air-conditioning units. You don't see anything  
25 about that on the exterior of the building

1           which is going to change parking and other  
2           things because there's no other place to put  
3           it, but what you really have here is a  
4           disregard for what the code says. And it's  
5           unavoidable. They don't have a choice. This  
6           building doesn't lend itself to the use  
7           intended. It's pretty simple. It just doesn't  
8           do that. And we have a self-created hardship  
9           that I brought up before.

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

21                    And by the way, I'm not denigrating  
22           what this great organization does. It's been  
23           here -- I've been here, I guess, about 50  
24           years, so I'm not a native, but I've been here  
25           long enough to know that CAST has done

1           wonderful things and they deserve to be -- they  
2           deserve a home. This is just not the home and  
3           I'll tell you why.

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

1 put it back together again because ultimately,  
2 this particular property is law. He doesn't  
3 own it anymore.

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

14 And therefore, in reality, ultimately,  
15 this Board may not even have the power to  
16 consider the variance request because it  
17 doesn't fit within the four corners of the code  
18 that enables you to act. It doesn't say this  
19 particular property is within the R-1  
20 district -- I would that have been a thing for  
21 Mr. Olinkiewicz to do? Maybe. But read the  
22 statement I put in my papers where she said to  
23 the board, and worded it something like this,  
24 this is really great because we're getting  
25 pre-existing non-conformity and we're getting

1 three residential lots. That's what he said to  
2 this Board -- not to this Board, to the  
3 Planning Board -- before they voted and  
4 approved this with the condition, the express  
5 condition of that board. It's not -- it's not  
6 ambiguous, it's not equivocal, it's  
7 unequivocal. And because of that, you're bound  
8 by it. And I don't see how can you can get  
9 around the four corners of that.

10 Essentially, what CAST is asking you to  
11 do is to grant a variance or a use that's not  
12 permitted by the covenant that's filed in this  
13 particular matter. There is a covenant filed  
14 in the County of Suffolk and it's binding:  
15 Single-family residence. It is not -- it's  
16 nothing else.

17 Now, I've addressed other zoning  
18 boards, both as a town attorney in Southold and  
19 elsewhere, and what I've said historically is  
20 basically the same thing: The request for a  
21 variance is not a mandatory right, and I think  
22 you know that. It's discretionary item. It's  
23 sits within your sound discretion as to whether  
24 you feel it's appropriate to grant it. But  
25 like I've said to juries in the past, don't let

1 your emotions color your decision. Don't let  
2 your emotions and your feelings about a truly  
3 wonderful organization -- and I'm not  
4 denigrating it. I haven't from Day 1, but the  
5 use requested is not permitted. It's very  
6 simple. It's not that it's not permitted by  
7 the code, so much that it's not permitted by  
8 virtue of the public to comply.

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

11 CHAIRPERSON SALADINO: Members, any  
12 questions?

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

24 MR. ARNOFF: But in all indifference,  
25 it says: Any residence located on the lots,

1           there are three of them, created by this  
2           subdivision shall be limited to use as  
3           single-family residences. And they're very  
4           clear --

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

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

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

19                      MR. ARNOFF: Correct.

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

25                      MR. ARNOFF: Absolutely, I agree. It

1 would not.

2 CHAIRPERSON SALADINO: On --

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

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

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

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

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

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

19 MR. ARNOFF: Being a residence on the  
20 lot -- as a matter of fact, Mr. Olinkiewicz, in  
21 his application, converted -- he actually did  
22 work and converted this church into -- it's a  
23 church building, not a church -- into a  
24 single-family residence. So it is, in fact, a  
25 single-family residence and it's limited by its

1 four corners of the covenant filed.

2 CHAIRPERSON SALADINO: If it continues  
3 to be a residence.

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

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

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

18 CHAIRMAN SALADINO: I just think --

19 MEMBER GORDON: It seems to me that the  
20 word "create" refers to the lots, not to  
21 residences.

22 MR. ARNOFF: Lots, plural. Really, I  
23 believe the three-lot subdivision and one  
24 vacant lot and two lots have improvements on  
25 it, if I recall.

1                   MEMBER GORDON:  When the lots were  
2                   created, the only one that had the residence on  
3                   it -- there was only ones that had a residence  
4                   on it, right?  There was --

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

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

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

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

18                  MR. ARNOFF:  That's correct.

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

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

24                  MEMBER TASKER:  I think if you take  
25                  that one sentence alone that Ms. Gordon is

1 referring to, it is inartfully constructed.  
2 And if you take it alone, you might be able to  
3 make an argument such as what's being made, but  
4 not in the context.

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

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

15 MR. ARNOFF: No problem.

16 CHAIRPERSON SALADINO: Only if you're  
17 done.

18 MR. ARNOFF: Thank you. I'm done.  
19 I'll be here to answer questions at a later  
20 time, if you wish.

21 CHAIRPERSON SALADINO: Thank you.

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

24 Just to remind the public, we gave the  
25 applicant and we gave the public's attorney, we

1 gave them a lot of latitude when it came to  
2 time. There's a lot of people here who would  
3 like to speak. We're going to ask that you  
4 keep it to about five minutes this way  
5 everybody will get a chance to have their say.

6 Name and address for the stenographer.

7 MR. BRENNAN: Good evening, my name is  
8 Patrick Brennan (phonetic). I live at  
9 620 First Street.

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

12 CHAIRPERSON SALADINO: Sure.

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

19 For most of my adult life I've been an  
20 advocate and a leader in the non-profit world  
21 of community services, including affordable  
22 housing, emergency medical services, and  
23 environmental education. I appreciate the  
24 value of an organization like CAST, and I  
25 understand their unique challenges.

1                   But I'm also an advocate for good  
2                   governance and responsible land use. So I find  
3                   myself in the position of opposing a site plan  
4                   application for one of those institutions.  
5                   There's a troubling narrative being pursued in  
6                   our community with respect to this project.  
7                   And the narrative goes like this: One is  
8                   either for or against CAST. That's a false  
9                   dichotomy. I can assure you that one can be  
10                  both for CAST and against this particular plan.

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

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

24                  When asked about the biggest issues  
25                  facing our village, Mayor Hubbard said:

1           Parking, noise, and balancing the interest of  
2           the business community and the residents.

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

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

16                      That's a big, broad proposition in far  
17          reaching applications and I cannot agree with  
18          that. But the reality is the ZBA is tasked  
19          with a much narrower set of issues. This Board  
20          does its business but for the benefit of the  
21          public, the purpose of our Zoning Code is in  
22          the interest of the protection and promotion of  
23          the public health, safety, and welfare, and  
24          shall be deemed specific to include  
25          facilitation of the fishing and adequate

1 provisions for the public programs and  
2 services. To ensure sites for residence,  
3 industry, and commerce. For provision for  
4 privacy -- the prevention and reduction of  
5 traffic congestion, so as to promote efficient  
6 and safe circulation of vehicles and  
7 pedestrians.

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

13 CAST has exciting ambitions to improve  
14 its programs. These are described in detail  
15 under New York State. That application,  
16 however, these plans simply do not fit on  
17 621 Main Street.

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

25 As a church, it's grandfathered and it

1 was a less intensive use on a much larger  
2 property. The parking lot and the  
3 commercially-sized driveway going out to First  
4 Street. What is proposed is a more intensive  
5 use on a smaller lot with inadequate parking  
6 and driveway access.

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

20 In making its determination, the Zoning  
21 Board of Appeals should take into consideration  
22 if the variance is granted against the  
23 detriment of the neighborhood. In the five  
24 questions that have to be answered are whether  
25 or not a desirable change will occur to the

1 neighborhood. The answer is yes. This is an  
2 intense, commercial-type activity whose use is  
3 incompatible with the narrative in a historic,  
4 residential neighborhood.

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

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

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

21 Whether the alleged difficulty was  
22 self-created, again, yes. The current property  
23 owner created a residential lot through a prior  
24 subdivision and now it's inappropriate for  
25 conditional use. He obtained the subdivision

1 by committing to restricting single-family use  
2 in a non-conforming conditional use as a church  
3 was forfeited when it was consecrated in 2015.

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

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

13 And I would like to thank this board  
14 for its diligent oversight. I trust that this  
15 Board will conclude that the degree of relief  
16 sought is too much. The impact to the  
17 neighborhood is too great. And there is no  
18 credible argument to allow for the  
19 over-intensification of our neighbors.  
20 Therefore, I expect the Board will ensure that  
21 the intent of Greenport's Zoning Code is upheld  
22 and deny this appeal.

23 However, if we all agree that there's  
24 overwhelming support for CAST's mission, then  
25 everyone, including the Village of Greenport,

1 the Town of Southold, the proponents and  
2 opponents need to step up, dig deep, and help  
3 secure a suitable location for CAST where they  
4 can go about the best facility to expand their  
5 mission and continue to grow and serve the  
6 needs of our community. Thank you.

7 (Applause).

8 CHAIRPERSON SALADINO: Thank you.

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

11 MS. DEMEROTO: I have a response.

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

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

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

19 I have lived at this residence since  
20 2013. I am also a very thankful and grateful  
21 recipient of CAST. I also volunteer for CAST  
22 at the annual dinner at Peconic Landing. So I  
23 wanted to thank them first.

24 This is not about CAST. This is about  
25 location. Broad and Main Street is one of the

1 most dangerous areas for cars to traverse.  
2 Ever since the roads were widened, and in some  
3 cases narrowed, the cars continue to speed even  
4 faster.

5 Since 2013, trying to pull out of my  
6 driveway, I've been almost hit a number of  
7 times. I've witnessed three accidents: One  
8 about 20 years ago, which was Mrs. Bom's  
9 (phonetic) house, a contractor t-boned a  
10 Volkswagon Jetta. Last summer a motorcyclist  
11 who was speeding, in his fourth year, lost his  
12 girlfriend, broke her ankle, trashed his bike.  
13 And the worst, which was about three to five  
14 years ago, and I have some pictures here that  
15 are given to Mr. Corwin to pass around, I call  
16 it the July 5th massacre. At approximately  
17 3:00 in the morning, someone took out a pole, a  
18 tree, several hedges, and almost a house among  
19 a car.

20 Here's what I'm thinking: This is life  
21 or death. Even though CAST operates primarily  
22 during the week, we have families who stay at  
23 the bed and breakfasts and AirBnBs, in the  
24 town's Manor Inn. And they walk back and forth  
25 on the sidewalks. Greenport has a new

1           nickname. It's called "drinkport". And the  
2           day drinkers take no shame in speeding down  
3           Main Street as if it's a NASCAR drag strip.

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

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

14                      Thank you.

15                      CHAIRPERSON SALADINO: Thank you.

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

19                      MR. VANDENBURGH: Good evening. My  
20           name is Richard Vandenburg. I own business  
21           known as Greenport Harbor Brewing Company on  
22           234 Carpenter Street. I also serve on the  
23           Village of Greenport Business Improvement  
24           District, and I have been a resident for 28  
25           years.

1           I wish to register my support, not only  
2           on an individual basis, and on behalf of my  
3           business, but also on behalf of BID. The BID  
4           is a collection of business and merchant  
5           residents who live in and about Greenport  
6           Village. The mission of BID is to establish  
7           long-term growth and tools for our downtown  
8           area where all businesses, residences, and  
9           visitors can harmoniously enjoy aspects of  
10          Greenport Village.

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

23           While we struggle more often than it  
24          seems now, initiatives, improvements, programs,  
25          political positions, and we remain a community

1 of businesses, families, individuals, all  
2 seemingly attracted to its core values that  
3 have have set this community apart from most  
4 other places. That community serves all of us  
5 in one form or another. And the work that CAST  
6 performs in supporting the very backbone of our  
7 community, in keeping Greenport authentic,  
8 honest, and hardworking.

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

17 All of this is very, very necessary.  
18 CAST fills these voids, not by isolating these  
19 people or these challenges or pushing them to  
20 other places, but instead by offering  
21 constructive solutions and tools that empower  
22 those to be the backbone of our community. I'm  
23 proud to be part of this community. I'm proud  
24 to call it home. I'm proud to be part of a  
25 business that has thrived and evolved. I'm

1 proud to try to lead when it's necessary, and  
2 humbled by the support I'm seeing in a neighbor  
3 and friend when inquired.

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

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

19 I urge you to grant this appeal. Thank  
20 you.

21 (Applause).

22 CHAIRPERSON SALADINO: Thank you.

23 MEMBER CORWIN: Excuse me.

24 Mr. Vandenburg, you're the president of the  
25 BID; is that correct.

1 MR. VANDENBURGH: Yes, sir.

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

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

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

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

16 MEMBER CORWIN:

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

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

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

23 CHAIRPERSON SALADINO: Thank you.

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

25 THE STENOGRAPHER: Yes. It's just hot,

1 but I think we're all hot.

2 CHAIRPERSON SALADINO: All right.

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

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

8 PUBLIC ATTENDEE: There are three more  
9 seats available.

10 CHAIRPERSON SALADINO: There's one.

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

13 CHAIRPERSON SALADINO: Name and address  
14 for the stenographer.

15 MS. KNAPP: 629 Second Street. Where  
16 I've lived since 1967. Long time.

17 CHAIRPERSON SALADINO: Can you give the  
18 stenographer your name?

19 MS. KNAPP: Ellen Knapp. I've lived in  
20 Greenport for 50 years. I've brought matters  
21 to the ZBA for determinations. I happily  
22 served on this board, in fact, I've also served  
23 on the board of CAST. Longevity gets you  
24 covering a lot of basis in this particular  
25 village.

1                   I move that every matter brought to  
2                   your attention contains elements that are  
3                   difficult to resolve. For hundred years, 621  
4                   Main Street was the Methodist Church. I was  
5                   not a member of the congregation, but I brought  
6                   my children to the Suffolk County baby clinic  
7                   in the hall, attended yoga classes, and  
8                   patronized various efforts of the church. Time  
9                   passed. The congregation merged with other  
10                  congregations. The parcel was divided and the  
11                  former church on a smaller lot became,  
12                  according to the covenant, a residence --  
13                  residential. Time passed. No buyers. CAST, a  
14                  non-profit organization, as many people have  
15                  stated, has provided much -- many needed  
16                  services for the town and particularly the  
17                  village.

18                  We have been in several locations and  
19                  been good neighbors, as several people have  
20                  noted. CAST needs -- it belongs in Greenport.  
21                  The variances sought are significant. I  
22                  certainly understand that. But it is -- I just  
23                  want to point out something that one of our  
24                  citizens said about the traffic. There was a  
25                  time when I thought it was the world's worst

1 idea to put a stop sign at every corner on  
2 First Street, but we all got used to it. I  
3 mean, they must have added 50 stop signs  
4 throughout the village, but there's not one on  
5 Main Street. And that's part of the reason why  
6 this street, Main Street, is a dangerous  
7 street. I walk it and I think it's important  
8 to think that if this variance or these  
9 variances are negotiated, that there will be  
10 some stipulations about how it can be done  
11 safely. I am in support of this application.  
12 This street is a beautiful mix of historic  
13 churches, one- and two-family houses, and even  
14 one has four small apartments in it. It can  
15 certainly have modifications to Main Street to  
16 make it a safer place for everyone in the  
17 Village.

18 Thank you.

19 CHAIRPERSON SALADINO: Thank you,  
20 Ellen.

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

23 MS. POLLACK: Good evening, everybody.  
24 I'll try to keep it short. I'm Karen Pollack  
25 (phonetic), 630 First Street.

1 I wanted to address Ms. Gordon's  
2 comment about the covenant restrictions, in  
3 that, there's a statement that says any  
4 residence created by blah, blah, blah. But I  
5 have to point out also, that in larger  
6 documents, considering the entire document,  
7 there's also a sentence that says: This  
8 restrictive covenant shall govern the use and  
9 occupancy, so you have to take the whole  
10 document into account, not just that "any  
11 residence created".

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

21 Another thing I want to point out is it  
22 that on CAST's application for their \$300,000  
23 grant, it's mentioned I think three or four  
24 times in that application that their  
25 alternative site to relocate is 18 South

1 Street, the gallery that's been for sale for  
2 over a year. That they have found another  
3 suitable location. So they claim that there's  
4 no viable alternative is just purely false.

5 And that's all I have. So thank you  
6 very much.

7 CHAIRPERSON SALADINO: Thank you.

8 We'll take one more comment -- one more  
9 member of the public and then we'll take a  
10 break for a couple minutes for the stenographer  
11 and the village administrator.

12 MS. DOMARINO: My name is Domarino  
13 (phonetic) and I reside at 326 Front Street,  
14 Greenport Hotel.

15 I have been in Greenport for over 20  
16 years, and I've seen many changes in Greenport,  
17 some wonderful and some arguable. I'm here to  
18 talk about the application of CAST to reside at  
19 their new location.

20 What struck me about Greenport so many  
21 years ago was a sense of community here and how  
22 Greenport was so diverse in so many ways in  
23 terms of race and religion and socioeconomics,  
24 and how it really -- I felt that everybody was  
25 brought together, regardless of where they

1           were. And right now -- I agree with this woman  
2           in the sense that this is really not whether  
3           CAST is a good neighbor or good member of  
4           society or whether or not they're doing good,  
5           so let's talk about the zoning issue.

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

18                        (Applause from audience).

19                        Not in my neighborhood. And it's very  
20          disturbing to me because, you know, when I  
21          first moved out here and, you know, I had a  
22          place in the City and I had a place on the  
23          south fork and how terrible all these elitists  
24          and classists were, and now I'm in Greenport in  
25          this truly integrated community that serves

1 everybody, and now we're worried about people  
2 getting killed on Main Street when people are  
3 getting killed on Front Street, and I don't  
4 really know what's been done about that,  
5 nothing that I know of.

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

18 So I also want to talk about parking.  
19 I know there's an issue with parking, and  
20 parking is the issue for everything we can't do  
21 in Greenport. We need to decide how much  
22 parking do we need? I think there are about  
23 700 or 800 parking spaces in Greenport. So how  
24 many do we really need? Do we need 1,000? Do  
25 we need 2,000? Do we need 500,000? How much

1 parking do we need? And when it comes to CAST,  
2 I mean, I live practically next door to CAST.  
3 I know most of them come by foot, they don't  
4 drive. So I don't know what we need all this  
5 parking for.

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

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

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

25 (Applause).

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

5                   THE STENOGRAPHER: Thank you.

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

8                   CHAIRPERSON SALADINO: We'll get  
9                   started.

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

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

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

17                  I just want to voice my support for the  
18                  Zoning Board of Appeals revision. CAST is a  
19                  tremendous organization that does invaluable  
20                  programming here in the Greenport area. And I,  
21                  for one, really want to keep CAST in Greenport.  
22                  After COVID hit, our restaurant worked with  
23                  CAST to give out meals. We gave out over 2,000  
24                  meals, giving over 300 per day that we were  
25                  doing it. Most of the people came -- arrived

1 walking. And the population that it served is  
2 within walking distance of the church, and it's  
3 so vital to our community to be able to support  
4 the health education, social welfare services  
5 that CAST provides.

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

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

1 will be able to address any issues that  
2 mitigate any harm to the neighbors.

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

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

14 CHAIRPERSON SALADINO: Thank you.

15 Is there anyone else who would like to  
16 speak?

17 Name and address for the stenographer.

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

20 CHAIRPERSON SALADINO: Name and address  
21 for the stenographer.

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

1 across from 621 Main Street.

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

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

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

24 This proposal will substantially change  
25 the use of properties from an occupied

1 single-family home that would arguably be the  
2 busiest commercial entity currently in the  
3 Village of Greenport or Southold Town. All  
4 without adequate parking or buffer areas on a  
5 major stretch of Main Street where 621 would  
6 require eight, not six, but eight variances.

7 Yes, sir?

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

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

12 MEMBER REARDON: We did.

13 MS. PATTON: Okay, good.

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

23 621 would require eight variance, not  
24 six, if you include the request to allow  
25 permitted dumpsters in a residential district,

1 as well as a loading dock. When I read and  
2 hear about the plans for CAST growing, I'm  
3 excited for them, but I'm also especially  
4 concerned about their conflicting statements.  
5 Mr. Finnegan is quoted as saying in the  
6 Planning Board meeting there will be, quite, no  
7 discernible impact to the neighbors. We won't  
8 even know they are there. On the other hand,  
9 media reports indicate that CAST currently  
10 provides between 21- and 23,000 meals a month.  
11 How will even a portion of this be  
12 indiscernible?

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

23 Enclosed in this packet, you will see,  
24 we have a signed petition of concern in our  
25 position to this location, not to CAST, the

1 majority of whom are supporters of CAST in one  
2 way or the other. 60 neighbors, 60. That is a  
3 lot. In addition to the petition, we also have  
4 a map showing the area of an historic  
5 residential district that people who have  
6 signed the petition in relation to the property  
7 itself.

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

24 In the description of activities on a  
25 proposal to the village, Mr. Finnegan again,

1 and Ms. Demeroto, they would have very periodic  
2 and only Monday through Friday programming  
3 between the hours of 9:00 to 5:00. This is  
4 directly contradicted by the proposal which  
5 indicates there will be English as a Second  
6 Language classes on Wednesday evenings from  
7 7:00 to 8:30, possibly adding another on  
8 Mondays from 7:00 to 8:30. There will also be  
9 citizenship classes on Thursdays from 6:00 to  
10 7:45, and culinary programs twice a week from  
11 3:30 to 6:30. Commendable. Absolutely  
12 commendable. These programs, which clearly  
13 fall outside of the 9:00 to 5:00 business hours  
14 is not clearly disclosed. These are also  
15 not -- these are entirely seasonal, but that  
16 could be up for correction.

17 This few nights a week is Monday,  
18 Tuesday, Wednesday, Thursday, and Friday until  
19 8:45 in the evenings. This includes children,  
20 who I don't believe are driving and I don't  
21 believe are walking home at night by  
22 themselves, I challenge the Claudio's staff  
23 that a majority are walking to CAST.

24 These are just a few examples of the  
25 many ways, which is a shame, it's not

1 necessary. As you read the letters and  
2 statements, you will find others. Separately,  
3 for your convenience, I provided a number of  
4 photographs that visually highlight the impact  
5 that CAST will have as neighbors on the  
6 historic district:

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

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

1 turn outside of that park area.

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

18 Traffic routinely goes 25 to 50 miles  
19 an hour. It's terrifying. Just stand there  
20 for 10 minutes, I ask you, Board Members, stand  
21 in front of my house for ten minutes and watch  
22 those cars come by. I saw the young family who  
23 lives in the house to the south in the  
24 apartment. They parked on the east side of  
25 Main Street in front of my home, and this young

1 girl, 7 years old, went skipping across Main  
2 Street without her mother. I literally covered  
3 my eyes in terror that she was going to get  
4 hit. This is not a joke. I'm not kidding.  
5 This is not for dramatic effect, this is real.

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

20 This money can be invested in  
21 programming and infrastructure that allows it  
22 to grow and thrive, which they should do. Not  
23 negate by its owners. Has CAST truly performed  
24 its due diligence on the village or the Town of  
25 Southold? We have a list of them, about 15.

1 Many of them are new to the market. I'll sum  
2 up.

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

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

21 In summary, CAST does great work, we  
22 all know that, it's irrefutable. And they do  
23 need a new home, but they need one that fits  
24 around the community. One that allows them to  
25 grow and thrive within the appropriate zone. I

1           urge you to consider the application as a whole  
2           and deny the application on this basis.

3                     There are many people here who would  
4           love to help find an appropriate location. All  
5           you have to do is ask, we'll put in an offer.

6                     Thank you very much. Have a lovely  
7           evening.

8                     (Applause).

9                     CHAIRPERSON SALADINO: Thank you.

10                    Is there anyone else in the public who  
11           would like to speak?

12                    MS. GRUPPA: Yes. Is this on?

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

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

24                    First off, let's be very clear, CAST is  
25           a charitable organization but it is categorized

1 under the code as a commercial entity. In its  
2 form and it's function, it is most similar to a  
3 busy grocery, clothing, and household goods  
4 store. By its own numbers on their application  
5 and told to the media, it has hundreds of  
6 clients a week and distributes about \$8,000  
7 worth of food a week.

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

19 The properties -- a grant application  
20 from Ms. Demeroto that state their plans to  
21 become much larger. Their plans to become a  
22 food processing facility supplied by local  
23 farmers. This is all in their own grant  
24 application. That would lead to get more  
25 trucks and food waste for the dumpster.



1 dipping and, in my opinion, this is like an  
2 elephant trying to squeeze into a bathtub. It  
3 does not fit.

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

21           Upstairs are three generations: The  
22 matriarch works the evening shift at a local  
23 care facility. She does not get home until  
24 late at night and sleeps until late morning.  
25 She is extremely worried that she will have her

1 sleep disturbed far too early every morning by  
2 car doors slamming, people talking, truck  
3 deliveries, the beep, beep, beep, as they  
4 reverse in and hand trucks, and because they  
5 have no way to turn around, I -- it's just a  
6 dangerous situation.

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

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

25 Then there's the family car. They park

1 across the street because there's no parking on  
2 our side. The driveway is used by the  
3 downstairs unit. Many residents park on the  
4 east side of the street. We already know that  
5 CAST's proposed nine parking spaces are beyond  
6 that. Where will all CAST's clients park? On  
7 the east side of the street, of course.

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

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

15 CHAIRPERSON SALADINO: Wait. Wait.

16 MS. GRUPPA: Yes?

17 CHAIRPERSON SALADINO: We're over the  
18 five minutes.

19 MS. GRUPPA: Okay.

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

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

25 The CAST plans created by Glynis Berry

1 has gone through a number of reiterations, to  
2 show absolutely no buffer on the side yard  
3 between the north wall of my house and the  
4 driveway and loading dock.

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

22 As far as I am concerned, you have to  
23 have an adequate buffer. You cannot have a  
24 buffer that cuts off all the light, all the air  
25 and all the circulation and face a damp, dark

1 alleyway in front of my tenants' windows. You  
2 have zero to two feet in front of my windows.  
3 You cannot take it down because there will be  
4 no buffering and all of CAST's members and  
5 clients can stare straight into the windows.  
6 It's an impossible situation because it doesn't  
7 fit to buffer adequately. You've managed to  
8 stop the buffer right in front of the  
9 electrical boxes, which proves that you know  
10 that the whole buffer was obstructing access to  
11 the wall. And yet, the code requires the  
12 buffer to extend the length of the property.

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

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

25 Thank you for your time.

1 MEMBER REARDON: Thank you.

2 CHAIRPERSON SALADINO: Thank you.

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

5 MS. BRENNAN: Cynthia Brennan, 620  
6 First Street.

7 CHAIRPERSON SALADINO: I think the mic  
8 is off.

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

22 So I just wanted to say, amongst other  
23 things I've done and am still doing as a  
24 volunteer with CAST and the village. I just  
25 wanted to say I'm a bit disturbed by a feeling

1           that there's sort of a bit of a pile on in  
2           opposition to this plan and project. That's  
3           not how -- that's not caring or not good and I  
4           don't think that it's a fair dialogue, and I  
5           for one am -- what I will say, in opposition,  
6           is that I think this is really about the  
7           balance of living in this neighborhood that is  
8           side-by-side of where Greenport is. I have not  
9           lived here long, and I understand that that  
10          balance is created through the respect and  
11          understanding of the shared types of activities  
12          that neighbors and residents do and there are  
13          certain things that you expect: Kids to be  
14          laughing and playing, to hear noises, the smell  
15          of BBQs, lawn mowing at 7:00 in the morning, to  
16          construction activities periodically. But  
17          there are things that are commercial that we  
18          don't really want at a residential  
19          neighborhood, unless, of course, it already  
20          falls into a commercial use.

21                        But those types of uses, the regularity  
22          of those types of commercial uses are its daily  
23          parking, trucks, dumpsters. It's not something  
24          that's typical of a residence. And I think  
25          that it does mean something that really there

1 are six feet immediate and adjacent and in  
2 opposition to this and I don't think they can  
3 all be put in one kind of bucket and I think  
4 that it is that expectation of outside life I  
5 have living that is why that number is in  
6 opposition.

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

13 Thank you very much for your time.

14 (Applause)./PHRAUZ /PHRAUZ.

15 CHAIRPERSON SALADINO: Thank you.

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

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

20 CHAIRPERSON SALADINO: So --

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

25 CHAIRPERSON SALADINO: Just so she

1 knows who you are.

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

4 CHAIRPERSON SALADINO: Thank you.

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

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

22 So the February numbers are more like  
23 4,000 meals. And when I say "meals" I mean,  
24 you get a bag of food that has about three  
25 meals in it. So we're not getting -- we don't

1 do pot meals. The only reason we started doing  
2 pot meals is because of COVID. And we don't  
3 prepare those meals, those come from  
4 restaurants and churches. So those numbers are  
5 very -- for a very limited period of time.  
6 It's July. We're back now to close to our  
7 normal numbers. So people are going back to  
8 work, you will not see the lines going around  
9 Front Street anymore. So you have to recognize  
10 that those were a very small amount of time  
11 during a global pandemic.

12 MEMBER TASKER: It's not over.

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

24 As far as saying we have hundreds of  
25 visitors a week, we do have, I'd say, between

1 130 and 200 visitors coming into CAST on a  
2 normal week in a normal period of time. That  
3 includes clients, that includes donors, it  
4 includes classes, meetings, and that's an  
5 accurate -- I'd say from 40 to 200 a week. As  
6 was noted in one of the reports, the church has  
7 significantly more than that.

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

20 With regard to the attorney for the  
21 influence talking about our truck. Our mobile  
22 pantry is a van. At no time do we need to have  
23 that running adequate refrigeration space to  
24 keep our produce cold. So it is not a truck.  
25 It is a van.

1           Let's see. And I think we were pretty  
2 honest. Activities and classes. We're not  
3 going to have classes five nights a week,  
4 that's what someone said. We say in here we do  
5 have classes off-season. So from October to  
6 December and from January to April we do have  
7 some classes, and they're usually -- we have at  
8 most two classes a week, but it's usually one  
9 class a week that goes to 8:00 to 8:30 at  
10 night. And generally, we have anywhere from 3  
11 to 15 attendees in our classes.

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

1 or came by bus.

2 And with regard to why Greenport?

3 Well, CAST has been in Greenport since 1965.

4 And 65 percent of our clients live in the

5 Village of Greenport. So it is a more

6 appropriate location.

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

21 I know there was mention of commercial  
22 food processing. I want to touch on that,  
23 because that -- we have never thought of  
24 commercial food processing. What we had hoped  
25 to do and we had applied for a very competitive

1           USDA grant, which we were denied, we're not  
2           looking to do, was to be able to get produce  
3           because we do get donated produce from farmers  
4           and process it freeze it and package it, and  
5           give it out to our clients through the tough  
6           winter months when they're not working. So we  
7           were going to hire a part-time person to help  
8           us with that and expand our staff anymore. And  
9           it would be a small space. That is not  
10          happening because we were denied the USDA  
11          grant. So I just wanted to clarify, we weren't  
12          doing this commercial food processing program  
13          as was described.

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

23                 CHAIRPERSON SALADINO: Ms. Demeroto,  
24          just a question. You said you partnered with  
25          Greenport school for cooking?

1 MS. DEMEROTO: So they identified  
2 students who are not planning on going to  
3 college. So we were able to go in there and  
4 interview with the children and work with  
5 the -- they gave us access to an orientation  
6 where we can go in and talk to the kids, if  
7 you're interested and then we took it from  
8 there and interviewed them. It's very  
9 competitive.

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

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

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

25 MR. ARNOFF: Where it currently is?

1 MS. DEMEROTO: They can come to  
2 Greenport and walk.

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

5 MS. DEMEROTO: Thank you.

6 CHAIRPERSON SALADINO: Anyone else like  
7 to speak?

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

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

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

20 PUBLIC ATTENDEE: First Street.

21 MR. ARNOFF: First Street, I'm sorry.  
22 I apologize. Main and Front and First.

23 So ultimately, it isn't the same.  
24 We're not talking about the same thing. You  
25 can't bootstrap what the church did under

1 different circumstances with what we are faced  
2 with today. That's what they'd like you to do,  
3 but I submit you can't do it.

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

1 Planning Board. As a result of that, a  
2 covenant restriction was placed on this  
3 property, which was in perpetuity. Unless the  
4 Planning Board changes.

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

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

19 Thank you.

20 MR. FINNEGAN: Was there somebody else?

21 PUBLIC ATTENDEE: Go ahead.

22 MR. CONNOLLY: First of all, I would  
23 submit to you that this covenant is not even  
24 properly before you for your interpretation.  
25 It's a Planning Board covenant. This

1 application was referred to this Board by the  
2 Planning Board after we had meetings with the  
3 Planning Board to discuss that covenant. And  
4 it was determined that this board's  
5 interpretation of which I suggested is  
6 absolutely correct.

7 My colleague referred to are completely  
8 consistent with the language of the covenant.  
9 Mr. Olinkiewicz said: I'm going to have a  
10 single-family residence there. Great. So the  
11 covenant says: If you're going to have a  
12 residence there, it can only be a one-family  
13 home, it can't be a two-family home. But  
14 what's before this board is the appeal of the  
15 notice of disapproval which is why we're asking  
16 this board to grant those variances based on  
17 the overwhelming evidence that we believe  
18 grants support.

19 I just want to remind you that the  
20 suggestion, first of all, that there was some  
21 misstatement of activities. We have provided  
22 that activity list with a location and an  
23 amended version of it was submitted to this  
24 board. Of this record there's been no  
25 intention for anyone to misrepresent that or to

1 downplay that in any way, shape, or form.

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

11 PUBLIC ATTENDEE: No.

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

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

1 determination.

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

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

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

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

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

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

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

23 CHAIRPERSON SALADINO: If we adjourn  
24 the public hearing and continue it for next  
25 month, the record is automatically there.

1           MR. FINNEGAN: I understand, but we're  
2           not asking for that. We just wanted to have  
3           the opportunity to address what we could and  
4           submit it to the board. So I would like to  
5           request copies of the submissions from the  
6           other speakers so we could have the opportunity  
7           to --

8           CHAIRPERSON SALADINO: -- as well.

9           MR. FINNEGAN: In writing.

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

12          ADMINISTRATOR PALLAS: I don't think --

13          MS. AURICHIO: No.

14          ADMINISTRATOR PALLAS: No.

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

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

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

24          MR. FINNEGAN: Thank you. I appreciate  
25          that.

1                   CHAIRPERSON SALADINO:  -- and hopefully  
2                   return mine, and so give that back to the  
3                   board.

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

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

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

16                  What is the board feeling?

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

19                  MEMBER REARDON:  No reason to rush.

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

22                  David, what are you thinking?

23                  MEMBER CORWIN:  I make a motion that we  
24                  adjourn.

25                  CHAIRPERSON SALADINO:  Okay.  So moved.

1 David made a motion to adjourn to next month so  
2 we'll keep the public meeting open.

3 MEMBER TASKER: Second.

4 CHAIRPERSON SALADINO: All in favor?

5 (Chorus of ayes).

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

10 Arthur?

11 MEMBER TASKER: No.

12 CHAIRPERSON SALADINO: Anybody?

13 (Negative response).

14 And Item 7 is a motion to adjourn.

15 So moved.

16 MEMBER CORWIN: Second.

17 CHAIRPERSON SALADINO: All in favor?

18 (Chorus of ayes).

19 So adjourned.

20 (Time noted: 8:45 PM).

21

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