

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK STATE OF NEW YORK
 3 -----x
 4 PLANNING BOARD
 5 WORK SESSION/REGULAR SESSION
 6 -----x

7 Third Street Fire Station
 8 Greenport, New York

9
 10 March 5, 2020
 11 4:00 p.m.

- 12
 13 B E F O R E:
 14 WALTER FOOTE - CHAIRMAN
 15 JOHN COTUGNO - MEMBER
 16 LILY DOUGHERTY-JOHNSON - MEMBER
 17 PATRICIA HAMMES - MEMBER (Absent)
 18 REED KYRK - MEMBER (Absent)
 19
 20
 21 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
 22 PAUL PALLAS - VILLAGE ADMINISTRATOR

23
 24
 25

1 (The meeting was called to order at 4:05 p.m.)

2 CHAIRMAN FOOTE: Good afternoon, and
3 welcome to the Planning Board meeting. It's
4 Thursday, March 5th, 4:05 p.m. We're in the
5 Firehouse, and we're here for a work session and
6 regular session for the Planning Board.

7 We're going to start off with our work
8 session. Item No. 1 - Motion to accept and
9 approve the minutes of the February 6, 2020
10 Planning Board Meeting. May I have a second on
11 that?

12 MEMBER DOUGHERTY-JOHNSON: Second.

13 CHAIRMAN FOOTE: All those in favor?

14 MEMBER DOUGHERTY-JOHNSON: Aye.

15 MEMBER COTUGNO: Aye.

16 MEMBER FOOTE: Motion carries.

17 Item No. 2 - Motion to schedule the
18 combined Planning Board Work Session/Regular
19 Meeting for 4 p.m. on April 2nd, 2020.

20 We would -- we were having a discussion.
21 We'd also like to plan an additional meeting, if
22 it's available, for the last Thursday of March
23 for the CAST session. Is that -- is that
24 possible calendar-wise to schedule that? Is it
25 available? Sorry to throw you a curve ball

1 there, but this just came up.

2 MEMBER COTUGNO: I won't be here.

3 CHAIRMAN FOOTE: Okay. We'll have --

4 MEMBER COTUGNO: I'll be here for this
5 meeting.

6 MEMBER FOOTE: There'll be four other
7 members, though, I think, at that point.

8 ADMINISTRATOR PALLAS: That would be the
9 26th?

10 MEMBER DOUGHERTY-JOHNSON: I don't count.

11 CHAIRMAN FOOTE: Whatever the last
12 Thursday is.

13 MEMBER DOUGHERTY-JOHNSON: Yes, it's the
14 26th.

15 MEMBER FOOTE: It is?

16 ADMINISTRATOR PALLAS: As far as I know.

17 MEMBER FOOTE: Okay.

18 ADMINISTRATOR PALLAS: There's a Village
19 Board meeting at 7.

20 CHAIRMAN FOOTE: I think, given the nature
21 of that particular application, it would be
22 worthwhile to have a special meeting assigned for
23 that purpose on that -- on that date. So do I
24 have a second on that?

25 MEMBER DOUGHERTY-JOHNSON: Second.

1 CHAIRMAN FOOTE: All those in favor? Aye.

2 MEMBER DOUGHERTY-JOHNSON: Aye.

3 MEMBER FOOTE: Are you in favor of that?

4 MEMBER COTUGNO: Aye.

5 MEMBER FOOTE: Okay.

6 MEMBER COTUGNO: I won't be here, but I'm
7 in favor of it.

8 CHAIRMAN FOOTE: Okay. That motion
9 carries, too. So we'll have a special session.
10 It's not a --

11 MEMBER DOUGHERTY-JOHNSON: We should make
12 sure of Trish and Reed, because if John won't be
13 here.

14 CHAIRMAN FOOTE: They'll -- yeah. They
15 should be here. Based upon their schedules, they
16 should be back by then. Okay.

17 MR. CONNOLLY: Walter, I think --

18 MEMBER FOOTE: Did I confirm this one,
19 the --

20 ADMINISTRATOR PALLAS: No.

21 MEMBER FOOTE: Okay, I'm sorry. So we're
22 also going to have a Planning Board work
23 session/regular meeting scheduled for 4 p.m. on
24 April the 2nd, 2020. Can I have a second on
25 that?

1 MEMBER COTUGNO: Yes.

2 CHAIRMAN FOOTE: All those in favor? Aye.

3 MEMBER DOUGHERTY-JOHNSON: Aye.

4 MEMBER FOOTE: Motion carries.

5 Item No. 3 - 407 Main Street. A

6 Pre-Submission Conference with possible motion to
7 schedule a Public Hearing for April 2nd,
8 regarding the site plan review application of
9 Iberico Jamon Inc., represented by Nick Decillis.
10 The applicant proposes a change of occupancy from
11 Group M (Retail) to Group A-2 (Bar/Tavern). This
12 property is located in the C-R (Retail
13 Commercial) District and is located in the
14 Historic District. It's Suffolk County Tax Map
15 1001-4.-7-11.

16 So would any -- does anybody have any -- is
17 the applicant here to talk about it?

18 MS. FOOTE: I'm actually here representing
19 Nick. His Mom passed away. So I'm --

20 MEMBER FOOTE: Oh, okay.

21 ADMINISTRATOR PALLAS: Go up to the podium,
22 please.

23 CHAIRMAN FOOTE: Can you go to the podium
24 and just announce yourself? Thank you.

25 MS. FOOTE: My name is Tracy Foote. Nick's

1 mom passed away, so I'm here to represent him.

2 I'm actually a partner with Basso.

3 CHAIRMAN FOOTE: Okay. Well, our
4 condolences to him and to you. And we would at
5 this point like to hear from you on behalf of the
6 applicant in terms of what the goal is here, what
7 the intent, and why you're here before the Board.

8 MS. FOOTE: Okay. Well, from what I
9 understand, he is looking to change the occupancy
10 to an A-2, which means he is a Commercial Retail
11 right now, and he's trying -- and he does sell
12 food and different gourmet items in retail. And
13 he's trying to be able to open up to sell and
14 serve glasses of wine, and sell bottles of wine
15 as well. So it's not quite a bar and tavern,
16 it's kind of a combination, he feels. He was
17 across the street, actually, operating for six
18 years.

19 CHAIRMAN FOOTE: Right. Is it the same
20 setup --

21 MS. FOOTE: Exactly.

22 MEMBER FOOTE: -- in terms of his business?
23 Okay.

24 MS. FOOTE: Yes.

25 MEMBER DOUGHERTY-JOHNSON: You mean bottles

1 of wine to consume on the premises, not to take
2 away, right?

3 MS. FOOTE: Consumed on the premises --

4 MEMBER DOUGHERTY-JOHNSON: Okay.

5 MS. FOOTE: -- correct. It's exactly what
6 was existing at 300, across the street.

7 CHAIRMAN FOOTE: What were his hours of
8 operation there, do you know?

9 MS. FOOTE: I believe the hours of
10 operation, because I wasn't part of that then,
11 were pretty much from like 12 o'clock to 7 p.m.,
12 and now he's looking to do a Friday from 4 p.m.
13 to 8 p.m., and I think a Saturday and Sunday from
14 1 or 2 until 7, 8 p.m.

15 CHAIRMAN FOOTE: Okay.

16 MS. FOOTE: It's kind of like a charcuterie
17 with wine.

18 CHAIRMAN FOOTE: Okay. Well, does anybody
19 have any questions?

20 MEMBER COTUGNO: Yeah. I'm confused by
21 these plans, because one says existing first
22 floor plan, and that's already showing a bar
23 that's there now. I think they -- did they make
24 a mistake? Because then, when I go to proposed
25 first floor plan, it's the same number of bar

1 stools, the same shape of the bar, so one of them
2 has to be wrong.

3 MS. FOOTE: What I understand is that there
4 has been a counter built with no more than 16
5 seats, and I don't even think he has that many
6 right now, which is simply a counter, it's not
7 quite a bar. It's where he serves the food, or
8 you can buy the products across the counter.

9 MEMBER COTUGNO: I don't think that's what
10 this shows, this is showing a bar. But I'd also
11 like -- besides that, that's just a moot point.
12 Besides that, I'd like to know the rest of the
13 use of this space. How is the rest of the space
14 going to be used other than this bar area?

15 MS. FOOTE: Right.

16 MEMBER COTUGNO: I know you're putting in
17 an ice maker and a short wall there, and stuff
18 like that, but there's still a whole lot of
19 space.

20 MS. FOOTE: Right, and that, that space is
21 what he wants to use as kind of a storage space
22 for extra products and pasta and things like
23 that. That's not part of the actual --

24 MEMBER COTUGNO: Storage or display, sales
25 area?

1 MS. FOOTE: No, it's not a -- the display
2 is in the front, and there will be no more than
3 7-foot walls, he understands, built in the front
4 of that to block that, and then there's a
5 separate section over there where there's a prep
6 area.

7 MEMBER COTUGNO: I'd mostly like to know if
8 there's going to be tables and chairs in this
9 space here.

10 MS. FOOTE: No.

11 MEMBER COTUGNO: The whole length of the
12 store, basically.

13 MS. FOOTE: There no tables back there.
14 That's simply for him to put extra product in
15 storage.

16 MEMBER COTUGNO: It should probably show
17 something there.

18 MEMBER DOUGHERTY-JOHNSON: Are there tables
19 in the front, because this is 40-person
20 occupancy.

21 MEMBER COTUGNO: It's all blank.

22 CHAIRMAN FOOTE: So the only seating is at
23 the counter? Is that the only seating?

24 MS. FOOTE: In the -- in the front of the
25 restaurant it is, or in the front of the store it

1 is. But in the back left corner, is that what
2 you're referring to?

3 MEMBER COTUGNO: The whole store is vacant,
4 except for the bar, and except for this, say,
5 call it a prep area, where there's a dishwasher
6 and stuff. I'd like to see what's going on in
7 there, whether it's shelving, whether it's --

8 MEMBER FOOTE: Tables.

9 MS. FOOTE: Yeah.

10 MEMBER COTUGNO: Tables. I'd like to know
11 what's going on.

12 MS. FOOTE: I think that's potentially
13 shelving, not tables.

14 MEMBER COTUGNO: Maybe you can get the
15 architect to show that.

16 Also, it's not really part of this review,
17 but this place has to be fully handicapped
18 accessible. Now that you're changing the use,
19 the exit doors have to swing out. There's a lot
20 of work that's going to have to be done.

21 MS. FOOTE: Okay. I'll let him know.

22 MEMBER COTUGNO: It's not shown on here.

23 MS. FOOTE: Okay. I'll let him know.

24 MEMBER COTUGNO: If you're serving alcohol,
25 you have to have men and women toilets.

1 MS. FOOTE: Okay.

2 MEMBER FOOTE: I think the plans need to be
3 updated to kind of address these comments. These
4 are very good comments.

5 MS. FOOTE: Okay. Is that all I need to
6 tell him?

7 CHAIRMAN FOOTE: At this time, I think,
8 unless -- I have no other --

9 MEMBER DOUGHERTY-JOHNSON: I have nothing
10 else.

11 MEMBER FOOTE: -- questions at this time,
12 but yeah, that's what I would do. And once you
13 get an updated plan in front of us, we can -- if
14 we sign off on it, then we can submit it for a
15 public hearing, but we're not ready to do that
16 yet.

17 MS. FOOTE: Okay. Would there be something
18 that I could ask the Town to give me that are
19 specifics to exactly what needs to be updated, so
20 I can give that to him, besides just the area in
21 the back and the handicapped accessible, and
22 anything else?

23 ADMINISTRATOR PALLAS: Yeah, we will -- we
24 will communicate with the owner next week when
25 the Building Inspector returns from vacation. We

1 will communicate with him, let him know what
2 needs to be updated on the plans.

3 MS. FOOTE: Okay. That's all -- that's all
4 I --

5 CHAIRMAN FOOTE: That's it for now.

6 MS. FOOTE: Okay. Thank you.

7 MEMBER FOOTE: Thank you very much,
8 appreciate it.

9 Okay. Item No. 4 - 110 South Street. This
10 is a Pre-Submission Conference with possible
11 motion to schedule a Public Hearing for
12 April 2nd, regarding the site plan review
13 application of 110 South Street, Greenport Inc.,
14 represented by James Olinkiewicz. The applicant
15 proposes to convert the existing basement to
16 office/storage space for the building owner
17 without any retail or public access. This
18 property is located in the CR (Retail Commercial)
19 District and is not located in the Historic
20 District. It's at Suffolk County Tax Map
21 #1001-4.-6-34.6. Good afternoon.

22 MS. MOORE: Good afternoon. Patricia
23 Moore, on behalf of Mr. Olinkiewicz. He could
24 not be here, so he asked me to cover for him.

25 I also have Liz Toth, who's his Office

1 Manager, right-hand person, pretty much slave.

2 (Laughter)

3 MS. MOORE: So she's here to help me to
4 address any questions you might have. He'll be
5 here for the hearing, so he can address any
6 additional questions.

7 MEMBER FOOTE: Okay.

8 MS. MOORE: Any specific questions you
9 might have.

10 My understanding is that he's here because
11 this building was recently renovated. I was part
12 of that process, and the Board granted site plan
13 approval for the two existing buildings that got
14 reconfigured.

15 CHAIRMAN FOOTE: Right.

16 MS. MOORE: This space had been existing
17 when North Fork Housing Alliance was in one of
18 the buildings. This space had been finished
19 space with electric and sheetrock. They then had
20 a flood and the sheetrock was cut because of the
21 flood. It had been on and off used by the
22 tenants as additional space, whether for storage
23 or miscellaneous.

24 When Mr. Olinkiewicz was doing his -- this
25 project, he had originally been living in

1 Shelter Island, and he's been managing and Liz
2 has been managing his other properties from
3 Shelter Island. And it's been a challenge,
4 because you will get calls from your tenants that
5 might be something very simple that a quick
6 visit, or the Village might call and a quick
7 visit could resolve it.

8 When he sold on Shelter Island, was living
9 in Greenport, this space was an ideal space for
10 the owner to use for kind of having an onsite
11 management of his -- of this property, as well as
12 the other properties he has. So it didn't occur
13 to him that he'd have to go through site plan
14 review, since he was the owner of the property.
15 He was corrected with that understanding, and so
16 the application is before you to allow this space
17 to be used by the owner for his own personal --
18 well, professional, but use, personal use to --
19 as a -- his office for the management of his
20 properties.

21 It is occupied solely by Liz Toth. She is
22 the one and only employee of the Olinkiewicz
23 projects. And she comes over from Shelter
24 Island, sometimes by ferry and walking, and
25 sometimes by car. But she is the one and only

1 person, and it is just to have a space, no public
2 access. There -- no one will be invited to this,
3 this space.

4 CHAIRMAN FOOTE: Well, how will she get in?

5 (Laughter)

6 MS. MOORE: Well, only the employee, Liz.

7 MEMBER FOOTE: Okay.

8 MS. TOTH: And my dog.

9 MS. MOORE: But no, there are no --

10 MS. TOTH: My dog.

11 MS. MOORE: Yeah. There are no -- there's
12 no public access to invite the public --

13 MEMBER FOOTE: Right.

14 MS. MOORE: -- into this space.

15 CHAIRMAN FOOTE: Does it have a separate
16 entrance?

17 MS. MOORE: It does. It has a back
18 entrance. Actually, I was there and I took some
19 photographs. I'm sure you'll do an inspection,
20 and if you don't, I have the photographs for you,
21 if you'd like. I only have one set, but if you
22 don't mind.

23 CHAIRMAN FOOTE: Yeah, it would be great.

24 Thanks.

25 MS. MOORE: So is it okay if I stand here

1 and just tell you what --

2 MEMBER FOOTE: Yes, yeah.

3 MS. MOORE: Yeah? Okay.

4 MS. BRAATEN: I'm sorry.

5 MS. MOORE: Can you hear me?

6 MS. BRAATEN: No, I can't hear you.

7 MS. MOORE: Okay. Can you hear me if I
8 used one of the mics?

9 MS. BRAATEN: That would be great.

10 MS. MOORE: Okay, perfect. Thank you.
11 Thank you. Is this okay?

12 MS. BRAATEN: Yes.

13 MS. MOORE: Okay. I was standing inside
14 the space looking at the door. That's the
15 doorway. It's a set of steps, egress, comes in.
16 There is a small half bathroom, toilet and sink,
17 that is that door right there (indicating).

18 CHAIRMAN FOOTE: Got it.

19 MS. MOORE: Okay?

20 MEMBER FOOTE: Yep.

21 MS. MOORE: It's just -- it's clean space,
22 sheetrock, electric. This flooring is going to
23 be painted cement, so --

24 CHAIRMAN FOOTE: And they got a building
25 permit to do all this work?

1 MS. MOORE: I think they couldn't get a
2 building permit until we got site plan.

3 MEMBER FOOTE: Oh, okay.

4 MS. MOORE: So --

5 MEMBER COTUGNO: But they did the work
6 already.

7 MS. MOORE: They started the work.

8 MEMBER COTUGNO: They finished the work.

9 MS. MOORE: No, no, it's not finished.

10 (Laughter)

11 MEMBER COTUGNO: It looked pretty finished
12 to me.

13 MS. MOORE: It's close, I mean, it's pretty
14 far along, yes. Again, the -- he wasn't -- it
15 didn't even occur to him, because we would have
16 been here --

17 MEMBER FOOTE: Yeah.

18 MS. MOORE: -- to ask for it, since it was
19 owner-occupied. This is just -- I took some --
20 oh, this is shelving in the bathroom. Just
21 showing there's a little kitchenette for a coffee
22 maker, okay? That's for Liz to be able to have
23 coffee. This is standing on the other side of
24 the space. It's not a very large space. It's
25 about, in total, about the -- well, the

1 dimensions are there, but --

2 CHAIRMAN FOOTE: Where does that doorway
3 lead to? Is that --

4 MS. MOORE: Oh, this is the -- oh, that's
5 storage. I'm going to show you the storage
6 space.

7 MEMBER FOOTE: Okay.

8 MS. MOORE: That door leads into the
9 storage space. It has the hot water heaters for
10 the units upstairs. It has just shelving for
11 Mr. Olinkiewicz' storage. Again, this is just
12 shelving, that the shelves are there and the
13 units are here. And just some of his
14 miscellaneous -- it's not even equipment.

15 CHAIRMAN FOOTE: Is there access to the
16 ground floor from the basement?

17 MS. MOORE: No.

18 MS. TOTH: No.

19 CHAIRMAN FOOTE: No? Okay.

20 MS. MOORE: No. Thank you.

21 MEMBER FOOTE: Great. Thank you very much,
22 that was very helpful. Does anybody have any
23 questions?

24 MEMBER DOUGHERTY-JOHNSON: I have a
25 question about parking.

1 MS. MOORE: Yes.

2 MEMBER DOUGHERTY-JOHNSON: Because there is
3 parking, but it's all taken up by the stores and
4 the --

5 MS. MOORE: Yeah.

6 MEMBER DOUGHERTY-JOHNSON: -- apartments,
7 correct?

8 MS. MOORE: Correct. Liz usually comes
9 in -- as I said, she can either walk to work,
10 because she just comes over from the ferry, or if
11 she does drive in, there's the public parking
12 spaces across and on the street. She comes all
13 different hours, and it's really to -- during the
14 weekday you'll have set hours, but usually it's
15 coming over if there's an issue that pops up over
16 the weekend. So it might be for a few -- just
17 long enough to set down her pocketbook, or
18 whatever, and then go out and deal with whatever.

19 She -- whatever issues come up, the tenants
20 don't come to this site. She goes to the tenant
21 or Mr. Olinkiewicz goes to the tenant site to
22 resolve whatever issue might come up. So, again,
23 this is kind of a flexible space for them.

24 MEMBER DOUGHERTY-JOHNSON: But the owner
25 may also be there --

1 MS. MOORE: Owner.

2 MEMBER DOUGHERTY-JOHNSON: -- with a car
3 sometimes.

4 MS. TOTH: Sometimes, sure. There's --
5 I've never seen there not be parking on the road.

6 MEMBER DOUGHERTY-JOHNSON: Well, but those
7 aren't used. I mean, so far, those haven't been
8 rented out, correct?

9 MS. MOORE: No, parking on the street --

10 MS. TOTH: On the street.

11 MS. MOORE: -- or across in the open, in
12 the public space.

13 MEMBER DOUGHERTY-JOHNSON: Right. But like
14 July 4th it would be --

15 MS. MOORE: Well --

16 MEMBER DOUGHERTY-JOHNSON: -- probably.

17 MS. MOORE: -- I don't think you want to be
18 over here on Fourth of July

19 MS. TOTH: At 7 o'clock in the morning.

20 MEMBER DOUGHERTY-JOHNSON: For an office,
21 is parking required, like subsequent?

22 MS. MOORE: I think it was exempt, wasn't
23 it, because it's an existing building?

24 MEMBER FOOTE: There was an --

25 ADMINISTRATOR PALLAS: Yes.

1 MS. MOORE: Yeah.

2 CHAIRMAN FOOTE: I mean, if the usage is
3 going to be as light as being represented, I'm
4 not sure we really care if it's just one person
5 going. You know, that's my personal feeling.

6 MEMBER COTUGNO: I have issue with it in
7 general, because I know your intention, and I
8 believe this beautiful woman is going to be
9 there, but things change. Once we approve it as
10 office, it's office. It doesn't matter whether
11 she's there or he rents it out, it's an office,
12 it will be a legal office, so I'm against it.

13 MR. CONNOLLY: Sure. We can condition a --

14 MEMBER FOOTE: Yeah.

15 MEMBER COTUGNO: That it has to be --

16 MR. CONNOLLY: You can condition it
17 for the -- that can only be used, the office,
18 for --

19 MS. MOORE: You mean, like a management
20 office?

21 MR. CONNOLLY: Right.

22 MS. MOORE: A management office?

23 CHAIRMAN FOOTE: Well, management office
24 that's not --

25 MS. MOORE: Well, a matter the owners --

1 MEMBER COTUGNO: By the owner.

2 MEMBER FOOTE: That is not --

3 MEMBER COTUGNO: That he's not going to
4 rent out.

5 MEMBER FOOTE: Well, I think --

6 MS. MOORE: Whatever language you'd prefer.

7 MEMBER FOOTE: I think, also importantly,
8 that it's not accessible by the public or by the
9 tenants, because --

10 MS. MOORE: It is, correct.

11 MEMBER FOOTE: And that's got to be built
12 in, because once you do that, then you have to
13 deal with the handicapped laws and stuff.

14 MEMBER COTUGNO: It should, it should
15 apply, the handicapped laws should apply. It's
16 going from storage to an office, it should apply.
17 I know she's fit now, but if she breaks her leg,
18 God forbid, she still has to go to work or she's
19 going to be out of a job.

20 MS. MOORE: I mean, she is --

21 MEMBER COTUGNO: The law is the law. If
22 you call it an office, it has to be accessible.

23 MS. MOORE: Well, it's the owner's office.
24 And we will check on that, because it may be with
25 only the owner, and then she's the one and only

1 employee. There maybe some exceptions, I
2 don't -- I did ask. I whispered that question,
3 and Mr. Olinkiewicz might know that, so, yeah.

4 I mean, it has been previously used space,
5 so it is -- as I said, it was occupied space by
6 North Fork Housing Alliance, and then the -- I
7 think the doctors were there or -- oh, physical
8 therapist, because there were tables there, there
9 was access to that space. It just was an
10 oversight, as I said, when we were doing this,
11 because he didn't think that for himself to use
12 his own building that he would have to get site
13 plan approval, so.

14 CHAIRMAN FOOTE: So is this something we
15 should look into as a legal requirement? And
16 I -- personally, I'm less concerned than you are,
17 John, about that particular issue. If -- as long
18 as we couch it in terms of the usage the way
19 they're describing it, I don't think it's -- I
20 think it could be considered an unnecessary cost
21 in the scheme of things, but I defer to what is
22 legally required by the building code. I mean,
23 if there's a code requirement, then I defer to
24 that.

25 ADMINISTRATOR PALLAS: We can -- we will

1 review it, of course --

2 MEMBER FOOTE: Okay.

3 ADMINISTRATOR PALLAS: -- and, you know,
4 advise this Board of the outcome of that review.

5 CHAIRMAN FOOTE: Okay.

6 ADMINISTRATOR PALLAS: And very relatively
7 quickly, certainly by the end of next week.

8 MEMBER FOOTE: Okay.

9 MS. MOORE: Okay. If you could just share
10 that with Mr. Olinkiewicz.

11 ADMINISTRATOR PALLAS: Of course.

12 MS. MOORE: Thank you.

13 CHAIRMAN FOOTE: Should we wait to hear
14 back on that before we schedule a public hearing
15 on it, or can we go ahead and schedule it?

16 MR. CONNOLLY: I think you could schedule a
17 public hearing and then if we --

18 CHAIRMAN FOOTE: Yeah, we'll schedule a
19 public hearing. So that will be scheduled for
20 April 2nd, I guess.

21 MS. MOORE: That's fine. Thank you.

22 CHAIRMAN FOOTE: Is it enough time for the
23 notice requirement if we schedule for April 2nd?

24 ADMINISTRATOR PALLAS: Absolutely. Yes,
25 absolutely.

1 CHAIRMAN FOOTE: Okay, good. So we'll -- I
2 propose we schedule the public hearing April 2nd.
3 Do I have a second?

4 MEMBER DOUGHERTY-JOHNSON: Second.

5 MS. MOORE: Thank you.

6 MEMBER DOUGHERTY-JOHNSON: In favor?

7 MEMBER COTUGNO: Aye.

8 MEMBER DOUGHERTY-JOHNSON: Aye.

9 MEMBER FOOTE: Aye.

10 Okay, so it's scheduled. Thank you.

11 MS. MOORE: Thank you.

12 CHAIRMAN FOOTE: Next item. We already did
13 that. Okay.

14 This is Item No. 5 - Board discussion
15 regarding parking regulations, Village Code
16 Sections 150-12 and 150-16, and exemptions from
17 parking regulations for properties developed
18 prior to 1991.

19 We had circulated this among us, and I had
20 received some comments back from a couple of the
21 Board members who were absent from this hearing,
22 but did share some good ideas, and what I tried
23 to do is consolidate these ideas into a list.
24 And I'll also share the specifics that can be
25 incorporated into the record that were emailed to

1 us previously.

2 Why don't I just -- if you guys don't mind,
3 I'll just go through and come up with -- these
4 are some of the major, I guess, talking points
5 that we think that are worth discussing.

6 And just so everybody knows here, this
7 is -- we're here to -- that we've been requested
8 by the Trustees to give our thoughts on helping
9 to solve the, for lack of a better term, parking
10 crisis in Greenport, particularly during the high
11 season. So these are some of the ideas that
12 we've come up with, some of which have come up
13 previously in regards to specific applications
14 before this Board, so it's not really new stuff
15 here.

16 I guess the first one I'm going to put on
17 the table -- and, by the way, we're not passing a
18 law today, so don't get -- don't get nervous,
19 these are just ideas -- is the concept of metered
20 parking, both on the streets and in the parking
21 lots. There needs to be, obviously, a source of
22 revenue. It's also a way to restrict people from
23 staying too long at given spots.

24 It -- we would -- there could be a
25 discussion had in terms of how limited it should

1 be. Is it two-hour parking, is it six hour
2 parking? You know, maybe in certain spots it's
3 one versus the other. Is it something that would
4 be done just seasonally or on week -- and/or
5 weekends, when there's more of a parking crunch
6 going on?

7 You know, what type of meters? You know, I
8 personally would hate to see a meter in every
9 different spot. You know, there has been some
10 technological improvements on making them more
11 efficient and less noticeable, and, you know --
12 and being able to pay through credit cards or
13 debit cards. So that would be one concept for
14 sure that I think that is worth exploring.

15 And you guys may have different thoughts on
16 it, but why don't I just complete the list, and
17 then you guys can respond to anything in
18 particular that I brought up or anything else you
19 want to add.

20 Another concept, and this has come up
21 before, particularly in the Claudio's situation,
22 is trying to negotiate parking access, you know,
23 with -- you know, like a lease arrangement with a
24 private business. It actually came up in the
25 context of the new medical facility that was

1 recently approved that used to be the Capital One
2 building.

3 And negotiating for access through a usage
4 lease, parking lease, or, you know, license in
5 off hours, when they're not using it for their
6 business. So that business, for example, is not
7 open -- is not going to be open on weekends, and
8 there's a lot of traffic here on weekends and a
9 lot of need for parking. So, logistically, it
10 would make a lot of sense. And, you know,
11 frankly, we all -- most of us know that it was
12 actually open for parking when it was Capital One
13 during those times. So that would be an idea.
14 And it's not just limited to that lot, but there
15 are other, other venues that ought to be
16 considered worthwhile of approaching.

17 Another concept that's come up is the
18 concept of providing residents with permit
19 parking stickers, and I -- I think that that, an
20 addendum to that concept would be possibly making
21 them neighborhood specific. So if you live on
22 First Street between, you know, one block and
23 another, you know, that -- you would have the
24 right to park on that lot, on that particular
25 block, but that permit would not necessarily give

1 you the right to park for free elsewhere within
2 the Village.

3 The other, the other issue, and this did
4 come up in the context of when we were -- had our
5 pre-submission conference on the Claudio's
6 application, was the concept of employee parking,
7 and whether or not we should create a different
8 zone for employees to park. We -- because, for
9 example, in Claudio's we learned that there's a
10 large percentage of the parking there that is
11 used by the employees, and, you know, that
12 obviously creates pressure on the public from
13 finding parking spaces. And so the idea would be
14 to either come up with a separate tiered permit
15 that would permit them to park in -- in less
16 town-concentric areas, more -- a little further
17 out, that would kind of soften the parking
18 pressure that otherwise seems to be occurring.

19 The other concept that came up is to have
20 off-site parking for employees, for example, in
21 Moores Lane. I think Trish mentioned the high
22 school as a possibility. You know, to the extent
23 that these are things that are publicly owned, we
24 should explore that and find out what the
25 advantages or disadvantages, whether, in fact,

1 it's available, you know, for whatever reason.
2 It would be worth exploring, because there's
3 plenty of parking over there. And then you'd
4 have to weigh that against the impact it has on
5 your -- the ability of businesses to retain
6 employees, knowing that they have to park that
7 far out.

8 Claudio's actually proposed setting up a
9 shuttle service of some sort that they could help
10 manage as a possible condition to their approval
11 of their application, I believe, and that's --
12 that was a very interesting idea.

13 So, as I just mentioned, we -- in general,
14 we'd want to involve the local businesses to
15 assess the implications, you know, both pro and
16 con on imposing any new parking rules. How does
17 it impact their business, their ability of
18 retaining their employees, their ability to, you
19 know, retain customers, or, you know, how will
20 it -- you know, we want to be very sensitive to
21 whatever path is taken to see how it impacts the
22 businesses.

23 Reed, who's a motorcycle enthusiast,
24 mentioned, I thought, a pretty interesting idea,
25 which is allowing motorcycles to park in more

1 than one spot. So don't have a rule that says if
2 you have one parking spot, you can only put one
3 motorcycle there. If people come in, as they
4 often do out here when they come in on these
5 trips, let a couple of motorcycles take up that
6 spot. You create one extra parking space that
7 way. Why not? I think it's a good idea.

8 Are there -- another idea is to -- just to
9 create incentives for more walking and biking and
10 less riding in your car. And I'm not sure how
11 you -- where you go about that, except, you know,
12 one idea is just having more bike racks
13 available. I mean, there's -- really, there's --
14 as far as I can tell, there's only one real
15 place, which is right next to Aldo's, and
16 every -- you know, that bike rack is almost
17 always full very early on weekend mornings. So
18 it's not a -- it's something worth considering.

19 I think there needs to be a traffic study.
20 I don't know if there has been one about this
21 issue recently, but there's -- you know, there
22 definitely needs to be a traffic study, because
23 we're -- we're kind of making these observations
24 anecdotally, we're not really necessarily
25 understanding the nature of the cause of the

1 traffic problems, when they occur. I mean, you
2 know, obviously it occurs mostly during the
3 summer and on weekends. But, you know, what --
4 what is the flow? You know, is it -- you know,
5 to what -- what percentage are they day-trippers?
6 What percentage are they residents? What
7 percentage are they employees? That would be
8 very useful information to devise a comprehensive
9 parking plan going forward.

10 I think time limits are important. There
11 currently is a two -- there's like a 30-minute
12 limit in certain places near retail centers, you
13 know, like the IGA, but, generally, I think along
14 Front and Main Street it's a two-hour limit. Is
15 that -- how effective is that? You know, what --
16 should it be shorter? Should it be longer? You
17 know, what is -- just that probably ties back
18 into the parking meter kind of stuff.

19 And this, Trish brought this up, and I
20 think it's a very important point. Then going
21 forward for new businesses, we should -- we
22 should -- the law should be changed to not permit
23 grandfathering if it's a new business going into
24 a preexisting structure. And we can -- we can
25 devise a payment-in-lieu structure, so that

1 they -- to facilitate their ability to open their
2 business. They'd have to pay a fee in lieu of
3 providing for the parking that they're not able
4 to provide, because it's in the Village.

5 Trish also mentioned some kind of a concern
6 about Carpenter Street and having -- limiting
7 Carpenter Street to residents only. I -- is
8 park -- is there parking allowed on Carpenter
9 Street?

10 MEMBER DOUGHERTY-JOHNSON: Uh-huh.

11 MEMBER FOOTE: Okay.

12 MEMBER DOUGHERTY-JOHNSON: On one side.

13 CHAIRMAN FOOTE: On one side? Okay.

14 MEMBER DOUGHERTY-JOHNSON: Uh-huh.

15 MEMBER FOOTE: Anyway, that was another
16 idea, and whether or not there should be a limit
17 on that.

18 That was pretty much the list that I
19 compiled based upon the comments that I had
20 received from them. Do you guys want to add or
21 comment on any of these points? Lily, you want
22 to -- anything you want to bring up?

23 MEMBER DOUGHERTY-JOHNSON: I don't love the
24 idea of parking meters, and part of that I think
25 is just like a gut reaction, because we used to

1 have parking meters, and I think bringing them
2 back is just kind of -- I don't know. A lot of
3 these things sound to me like cities. And I know
4 Greenport is like an urban place, but a lot of
5 its charm is that it's not. And, you know, I
6 mean, like it's not Washington D.C., it's not
7 New York City. So having that many layers of
8 people paying and getting permits just kind of
9 rubs me the wrong way, but I could be convinced.

10 And I agree, I mean, there needs to be some
11 solution, I don't know exactly what it is. But I
12 do think talking to the businesses, because I
13 don't think -- and, again, this is just from me
14 talking to people, but I don't think it's a
15 popular idea downtown.

16 I think Trish had also mentioned a -- not
17 in this email, but previously, like the
18 possibility of parking between Fourth and Fifth
19 by the railroad tracks, like adding a parking
20 lot, which part of me also doesn't like that
21 idea, but I think it's something to consider.
22 And I think if we do do that, those pavers that
23 have grass growing through them would be nicer
24 than just a parking lot.

25 CHAIRMAN FOOTE: Are you talking about the

1 lot where the Jitney comes through?

2 MEMBER DOUGHERTY-JOHNSON: It's not a lot
3 right now, I think it's just like empty land.
4 Paul, do you know what I'm talking about? People
5 have mentioned, like I think it's --

6 MS. ALLEN: It's the opposite side.

7 MEMBER DOUGHERTY-JOHNSON: Between Fourth
8 and Fifth, but like along the railroad tracks.

9 ADMINISTRATOR PALLAS: I believe that's
10 private property.

11 MEMBER DOUGHERTY-JOHNSON: Is it private
12 property?

13 ADMINISTRATOR PALLAS: Yeah.

14 MEMBER DOUGHERTY-JOHNSON: Oh. I guess
15 it's been mentioned as maybe --

16 ADMINISTRATOR PALLAS: Yeah.

17 MEMBER DOUGHERTY-JOHNSON: -- a possible,
18 like maybe the Village could buy it.

19 I do think shuttle buses on like the
20 Moores Lane idea is something -- many people have
21 been talking about for a long time, is something
22 to think about.

23 What else? I mean, I think encouraging
24 public transportation and biking and walking is
25 great, but, yeah, how exactly to do it, I'm not

1 totally sure.

2 I think that's all I got.

3 CHAIRMAN FOOTE: Okay. Well, thank you.
4 John, how about you?

5 MEMBER COTUGNO: I guess my biggest thing
6 is they should definitely get rid of those
7 exemptions.

8 MEMBER FOOTE: Yeah.

9 MEMBER COTUGNO: You know, you can convert
10 a retail store to a restaurant, like the one we
11 had tonight, or to a -- to a wine bar, because
12 they create a lot of need for parking. Those
13 exemptions were -- I don't know what that magic
14 year, 1991, was all about, but it's meaningless.
15 The exemption should be removed.

16 MEMBER FOOTE: Yeah.

17 MEMBER COTUGNO: The horse is already out
18 of the barn, but as we see tonight, it's getting
19 worse and worse. Soon, like every -- every store
20 will be a restaurant, which uses a lot of parking
21 spaces, as opposed to a women's clothing store or
22 pottery shop. So that's the biggest thing.

23 I happen to be against parking meters, too.
24 It changes the character of the whole Village.
25 But I think there should be some stickers, just

1 like for the beach passes, for the residents on
2 their cars.

3 CHAIRMAN FOOTE: What about having metered
4 parking just in the lots, the parking lot, like,
5 you know, between --

6 MEMBER COTUGNO: Besides creating some
7 revenue for the Village, I don't see that -- how
8 that solves the parking problem. The tickets
9 they give also create revenue, the timed parking.

10 MEMBER DOUGHERTY-JOHNSON: I'm kind of -- I
11 think getting away -- rid of the exemption does
12 make sense, but I do -- and I think Trish -- I'm
13 not sure if we just want to say new business. I
14 think maybe -- I think how she put it was change
15 of use. Because you don't want to necessarily
16 say like, okay, just because you have a business,
17 like if people come before us and say, "Okay, now
18 I want to expand," even if they're exempt. Like
19 I think it should be for everyone, like now
20 everyone is not exempt, and that means if you
21 want to change --

22 MEMBER FOOTE: Yeah.

23 MEMBER DOUGHERTY-JOHNSON: Like if you want
24 to add seats to your restaurant --

25 MEMBER FOOTE: Right.

1 MEMBER DOUGHERTY-JOHNSON: -- you still --
2 like that you still might have to pay, even if
3 you're an old business --

4 MEMBER FOOTE: Right.

5 MEMBER DOUGHERTY-JOHNSON: -- because
6 you're expanding and changing things.

7 CHAIRMAN FOOTE: Anything that would
8 require them to come before this Board --

9 MEMBER DOUGHERTY-JOHNSON: Right.

10 MEMBER FOOTE: -- would trigger the
11 requirement.

12 MEMBER DOUGHERTY-JOHNSON: Yeah.

13 MEMBER FOOTE: Yeah.

14 MEMBER DOUGHERTY-JOHNSON: I mean, I think
15 the 19 -- I think the thing was to encourage
16 business, and, obviously, it did a good job and
17 we've done that, and now we might need to go --
18 not to discourage it, but to not be quite so
19 lenient.

20 CHAIRMAN FOOTE: Thank you. We all set?

21 MEMBER COTUGNO: Yeah.

22 CHAIRMAN FOOTE: Okay.

23 MEMBER DOUGHERTY-JOHNSON: Is the plan to
24 like write all this down and send it to the
25 Board? Is that --

1 CHAIRMAN FOOTE: Yeah. Yeah, I think we
2 can do that. We can --

3 MEMBER COTUGNO: She writes it down.

4 MEMBER FOOTE: Yeah. I mean, they can --

5 MEMBER DOUGHERTY-JOHNSON: Right, okay.

6 MEMBER FOOTE: It's on the -- it's in the
7 minutes, so I think that's sufficient. As I said
8 earlier, the emails or comments that we receive
9 from Reed and Trish, we can incorporate that into
10 the record, too.

11 All right. Let's move on to our regular
12 session.

13 Item No. 1 - 111 Main Street. A Public
14 Hearing regarding a site plan approval for the
15 application of PWIB Claudio Real Estate LLC,
16 represented by Architect Robert I. Brown. The
17 applicant proposes interior and exterior
18 renovations for the property located at 111 Main
19 Street. This property is located in the W-C
20 (Waterfront Commercial) District. This property
21 is also located in the Historic District at
22 Suffolk County Tax Map #1001-5.-4-25, Lots 25,
23 Lot 38.1, and Lot 39.

24 MR. LOFFREDO: Good evening. Good evening.
25 Thank you. My name is Stephen Loffredo. My

1 partner, Tora Matsuoka, and I are representing
2 Seasoned Hospitality, which manages the Claudio's
3 property. Tonight, Lara Pizzanelli, our General
4 Manager, is with us, and also Robert Brown, our
5 Architect, who we're glad to see back on the
6 mends and smiling up front.

7 I think the purpose tonight is twofold,
8 one, to review the renovations for the public's
9 interest, and also to address the two primary
10 issues of concern, which are parking and noise,
11 which we have solutions to present to the Board
12 as well, so we'd like to do that if we can.

13 CHAIRMAN FOOTE: Great, sure.

14 MR. LOFFREDO: Okay. So, first and
15 foremost, we could talk about the renovations, or
16 recap the renovations. Are you going to do that?

17 MS. PIZZANELLI: Yeah.

18 MR. LOFFREDO: So we're going to review the
19 renovations, so that the public's aware
20 specifically of what it is we're doing.

21 I just want to mention that between last --
22 our first year of operation and the second year
23 and now, our overall goals have always been
24 consistent to -- which are to maintain the
25 integrity of the Claudio's tradition, to continue

1 to beautify the property, and also to improve the
2 experience for our guests to try to create more
3 of an overall positive environment for families,
4 as opposed to it being just sort of a party
5 venue, which it had kind of gotten the notion of
6 becoming.

7 Most, if not all, of what we're presenting
8 for renovations prior to this season are
9 renovations which had been initially proposed
10 last season, but which through filing
11 complications we were unable to address, we're
12 going to do that now.

13 The three areas of renovation that we're
14 going to be talking about are the Claudio's main
15 restaurant, where we're proposing to add a
16 beautiful veranda where the motorcycle parking
17 was. That veranda would add 100 seats to the
18 property. I think originally we filed it to be
19 130, we have since scaled it back. It includes a
20 beautiful awning, and some umbrellas, and lovely
21 seating area. And the purpose of that is to sort
22 of energize and sort of reestablish that
23 restaurant, and sort of create a beautiful place
24 where people can come for a positive experience.
25 That's not casual, that's more of a full service

1 dining experience outside, which we don't believe
2 there really is on the water in the immediate
3 area, and think that's going to be a tremendous
4 benefit.

5 We are relocate -- we have relocated the
6 motorcycle parking, parking to the north side of
7 the pier that goes out to Crabby Jerry's, and
8 that was done last year primarily because the
9 people who were sitting in those window tables
10 would be right there when people would start up
11 their bikes, and it wasn't the greatest
12 experience for people who were having dinner in
13 the restaurant.

14 So, in addition to the veranda and the
15 relocation of the motorcycle parking, separate
16 from this application today, Robert Brown filed
17 an application for an interior kitchen
18 renovation, which is quite extensive. Again,
19 it's not part of this application, but it's an
20 important part of the overall planning of the
21 Claudio's property. That renovation will be in
22 the in hundreds of thousands of dollars, and it's
23 going to create an outstanding cooking facility.

24 We're also now an approved intern facility
25 for the Culinary Institute of America, and will

1 be bringing interns on a regular basis to train.
2 It's part of their curriculum and education, and
3 we're pretty happy to be doing that.

4 And so for Claudio's, it's a kitchen
5 renovation, not part of this application, and the
6 veranda outside. Those are the two primary
7 changes.

8 MR. BROWN: It's totally interior.

9 MR. LOFFREDO: I'm sorry?

10 MR. BROWN: Just -- sorry. Rob Brown,
11 Architect. The kitchen renovation, I just want
12 to point out --

13 MR. LOFFREDO: It's interior, yeah.

14 MR. BROWN: -- is totally interior --

15 MR. LOFFREDO: Right.

16 MR. BROWN: -- work.

17 MR. LOFFREDO: Right.

18 MR. BROWN: Replacement of equipment, some
19 repair work to the floor, and absolutely nothing
20 to the exterior of the building.

21 MR. LOFFREDO: Right, it won't have any
22 impact, exactly.

23 And I know we're also up for an Historic
24 Commission hearing on the 19th and we'll address
25 the specifics of the veranda at that time.

1 The second part of the renovation involves
2 the waterfront, where we're going to be,
3 hopefully, moving the existing pizza shop, which
4 was quite successful last summer, to Main Street,
5 to our retail space on Main Street, which does
6 involve a change of use, and taking that current
7 location, where the pizza shop did exist, and
8 just creating an internal prep kitchen for the
9 waterfront.

10 As some of you might recall, there
11 previously was a cooking station outside on the
12 old wharf, which wasn't particularly appealing,
13 and it, also, apparently didn't meet code, which
14 we found out after we purchased the property.
15 That loss of that additional cooking facility was
16 quite a hardship last summer. So this interior
17 prep kitchen, where the pizza shop currently
18 exists, helps to enhance services to the guests
19 on the waterfront. We are also proposing some
20 additional seating, I believe 50.

21 MR. BROWN: Yeah, 50 seats.

22 MR. LOFFREDO: Fifty seats outside. And
23 the bar itself, we're actually removing one of
24 the cocktail stations at the bar and adding a
25 purpose-built raw bar. So we're bringing back an

1 outside raw bar for people who want to sit
2 outside and enjoy oysters and clams, watching the
3 sunset, and enjoying a nice glass of Sancerre
4 while they could have oysters shucked directly in
5 front of them. And if I miss anything, please
6 tell me.

7 Part of that auxiliary kitchen renovation
8 includes the addition of some additional walk-in
9 boxes in an area that currently has some public
10 bathrooms. But part of this renovation also
11 calls for the replacement and improvement of the
12 existing bathrooms, not only to add stalls by its
13 reconfiguration, but also to make them ADA
14 compliant, which they currently are not. They're
15 grandfathered in, but we feel it's an important
16 part of, again, trying to create a more overall
17 welcoming experience for our guest.

18 And lastly, there's some minor work that
19 we're proposing for Crabby Jerry's, which is
20 primarily limited to the back area of Crabby
21 Jerry's. Current, when you walk up towards
22 Crabby Jerry's, you basically see the back of the
23 restaurant, not the most appealing environment.
24 So there's a proposal to do just some additional
25 picnic tables and some --

1 MR. BROWN: Fence.

2 MR. LOFFREDO: Fence, yeah, and a fence,
3 modification of the fence area --

4 MR. BROWN: Reconfiguring that area.

5 MR. LOFFREDO: -- yeah, as well. And those
6 are the three primary -- that's sort of an
7 overview of the specifics of the proposed
8 renovation. And I believe -- I know our
9 Attorney, Brian DeSesa is going to ask for some
10 clarification about the SEQRA filing that was
11 done.

12 But the movement of the pizza shop to Main
13 Street and turning the pizza shop into a prep
14 kitchen are change of use, and I know that
15 application has been filed and already returned
16 to the Village without objection from Suffolk
17 County.

18 MR. DESESA: Parking.

19 MR. LOFFREDO: I'm sorry?

20 MR. DESESA: Parking.

21 MR. LOFFREDO: And parking. We're going to
22 talk about parking and acoustics in just a
23 minute.

24 I do want to point out that part of --
25 before I talk about parking and our proposed

1 solution, part of what we're going to be doing
2 for this year is the Zata (phonetic) building, is
3 actually becoming a centralized commissary for
4 food storage and dry goods, and receiving of
5 centralized product. And part of what we had
6 wanted to do last year, but couldn't accomplish,
7 it's somewhat complex, is creating a centralized
8 purchasing sytem, where previously all the
9 restaurants at Claudio's operated independently.
10 They each ordered food and beverage, liquor, wine
11 and beer all separately. And what we're doing,
12 actually, is creating a central purchasing system
13 where there's only one order that occurs,
14 therefore, reducing our traffic by three times.
15 So, instead of having three meat deliveries a
16 day, or three fish deliveries a day, we're only
17 having one, and that's going to reduce traffic
18 and congestion to the Village, and then we
19 distribute that to the restaurants internally.
20 Some of it will go to that auxiliary kitchen,
21 which we're using to prep, not only for the
22 waterfront, but Crabby Jerry's as well.

23 We can talk about the parking for just a
24 minute. My partner and I have been working on a
25 solution which involves benefits at the local

1 high school. And I think we talked about this
2 initially at one of our previous, previous
3 meetings. We've just had a successful
4 conversation with David Gamberg, and there's no
5 objection on their part for us to engage in a
6 relationship with the high school, where we can
7 have our employees, our employees at Claudio's
8 and our security staff from Claudio's, which on a
9 daily basis can occupy almost 40 spots out of the
10 99 that we had on the property at Claudio's. And
11 we'll be asking them to park on the high school
12 grounds, in the high school parking, which isn't
13 used during the summer, in return for a fee that
14 we would pay the high school.

15 I know that there's a specific municipal
16 form that the high school has forwarded to us,
17 which I believe we're executing, and our team is
18 working on a draft agreement with the high
19 school. David has to get back with us. And part
20 of their requirement is that whatever fee the
21 school is going to propose to us has to be fair
22 market value. And what they decide the rental is
23 has to be based on what charge parking might be
24 in other venues in the vicinity. So we're
25 waiting to hear from them on that. And how they

1 are compensated by us could be in the form of a
2 payment or a donation, whichever they'd prefer.
3 But it appears that that solution, which will
4 free up 40 spaces per day at Claudio's, is well
5 in effect and on its way, and we think we'd
6 probably have that tied up in the next few weeks.

7 I know they have to ratify that and vote on
8 it, but he, in speaking with his own internal
9 team, he felt that it was very positive, and it
10 also will help to shore up the budget shortage
11 that the high school has. So it will benefit the
12 community, as well as free up 40 spaces at
13 Claudio's on a daily basis.

14 CHAIRMAN FOOTE: Where -- how would you
15 transport the employees from the high school?

16 MR. LOFFREDO: Very good question. And I
17 know you mentioned shuttle service, which has
18 been talked about. I guess the one, the one
19 question mark, because as much as we want to do
20 everything we can to improve our relation with
21 the community, we also have a business to
22 operate. And so one of the things we're waiting
23 to find out is how much the high school wants a
24 month for us to utilize their parking spaces.
25 And, again, that's been an incredibly positive

1 and transparent exchange. They also said they
2 have some blackout dates when they have football
3 practice and other special events occurring,
4 where we might not be able to use the parking on
5 just one or two days over the summer.

6 But the -- you know, our thought was we
7 don't have a problem with our staff walking to
8 Claudio's, it's a 7 to 10-minute walk, and we've
9 already looked into that with our insurance
10 carrier. So in terms of things like liability,
11 workmans comp and disability, we've already had
12 quotes in terms of how we need to expand our
13 insurance coverage to make sure that if our
14 employees are walking from the property and they
15 trip over a curb or a sidewalk, or they're
16 injured, that, you know, they're taken care of.

17 On the return side, we already have briefed
18 our security team, that as our staff finish work,
19 especially on Fridays and Saturday nights, where
20 they tend to leave work quite late, they would be
21 escorted by our security team in groups back to
22 the parking lot. So they wouldn't walk back to
23 the parking lot late at night by themselves.

24 So we look at it as, you know, it's 7 to 10
25 minutes. I mean, I walk from the Jitney to my

1 apartment. It's a pretty, pretty easy walk, it's
2 an enjoyable walk when the weather's nice, so we
3 think that's not a problem.

4 We are planning on -- so there are,
5 obviously, as we all know, adjacent restaurants
6 to the parking lot, Frisky Oyster, Lucharitos,
7 and that parking arrangement with the high school
8 will also be offered to them. So some of -- we
9 allow some parking on our property by those
10 employees. Key, key people like the managers and
11 chefs, we'll give them parking in the high school
12 as well free of charge, which, again, will free
13 up probably some more spaces as well. So
14 that's -- that's sort of our solution going
15 forward with parking. We feel pretty positive
16 about it.

17 I'd like to talk about the acoustics for a
18 minute, and I think -- so Lara's going to hand
19 out an acoustic report, which we just received
20 earlier this week, which we commissioned a
21 professional acoustic firm, SoundSense, which are
22 located in Wainscott. That firm has successfully
23 worked with not only residential properties both
24 on the North and South Fork to do sound
25 remediation, which is actually quite a

1 complicated and scientific process. I know Paul
2 is an engineer and would probably appreciate it.
3 We have been working with them probably for a
4 month or so on not only studying the issue at
5 Claudio's, but coming up with a solution, which
6 we have on this map, which I'm going to step
7 around and just point to some specific key
8 points.

9 MS. PIZZANELLI: I'll point.

10 MR. LOFFREDO: Or you're going to point
11 them for me?

12 MS. PIZZANELLI: I'll point.

13 MR. LOFFREDO: Thank you. So they're
14 really a fascinating group of people, and,
15 actually, the owner of the company worked for the
16 Department of Defense on classified work, which
17 you can even talk to me about. It's pretty
18 fascinating to hear about what they -- what they
19 work on.

20 But they actually came out and did a sound
21 study in the vicinities, including ambient noise,
22 which is obviously a very important part of
23 measuring sound. You have to understand what the
24 current levels of sound are before you create any
25 additional noise. They actually created

1 reverberation with speakers and other equipment
2 to see how sound reflects off various surfaces on
3 the waterfront. And from that, they were able to
4 do some mathematical modeling, and also look at
5 things like how our speakers are situated, where
6 they're situated, the type of stereo equipment
7 that we use, and what happens when bands and
8 D.J.'s come on the property and how they amplify
9 their music. And based on that study, they've
10 come up with this, these recommendations, which
11 we're fully in support of and we'll follow.

12 There is a secondary round of work that's
13 based on sort of a more complex data survey,
14 which they are going to present to us, but it
15 will fall in line with the report you have in
16 front of you, and it revolves around two key
17 areas. One is the erection or construction of
18 barriers, which will suppress and refract noise.
19 And primarily there'll be a type of material that
20 will go up behind the stage that hangs from the
21 awning down, that we can then put, you know, any
22 type of a fabric or sort of an aesthetic
23 treatment over, but it's primarily a specific
24 flexible material that's quilted, covered in
25 vinyl, so it's weatherproof. We take it down in

1 the winter, we put it up in the summer, and that
2 will sort of wrap around the back of the stage.
3 So it will prevent sound from bouncing back
4 towards Shelter Island, which we know you've had
5 some complaints from them as well.

6 MEMBER FOOTE: We don't care about Shelter
7 Island.

8 MR. LOFFREDO: Yeah, well.

9 MEMBER FOOTE: What about Greenport?

10 (Laughter)

11 MR. LOFFREDO: Listen, you know, I get it
12 when I get on the Jitney and they're coming over
13 from Shelter Island, like, "You're running
14 Claudio's," and I hear it, so.

15 And then the other thing that we're going
16 to be doing is the speakers that were installed
17 last year, which has proved to be part of the
18 source of the problem. The awning system, which
19 is quite beautiful, and everybody agrees is a
20 great asset to the property, is somewhat of a
21 sensitive structure, and there's a central spine
22 that runs down the awning. And the way we attach
23 the speaker -- we were limited with how we could
24 attach the new sound system. So what they've
25 come up with is a solution where we're going to

1 have brackets made that will allow us to turn the
2 speakers, so that rather than pointing -- I
3 believe they point north and south. So the sound
4 bounces down and then out of the awnings. It
5 will bounce east and west. So it will just keep
6 under the awning and dissipate as it is absorbed
7 by people and -- what?

8 MS. PIZZANELLI: It's opposite.

9 MR. LOFFREDO: Opposite? Okay, it's
10 opposite. So I'm just getting my --

11 MS. PIZZANELLI: They currently point east
12 and west.

13 MR. LOFFREDO: Right, it currently points
14 east and west.

15 MS. PIZZANELLI: And they need to point
16 north and south.

17 MR. LOFFREDO: It's going to go north and
18 south. So we're going to turn all the ceiling
19 speakers by sort of re-engineering the brackets
20 that they're on.

21 In addition to that, at nighttime, when we
22 have the bands interior and the D.J.'s interior,
23 and, again, that's primarily Fridays and Saturday
24 nights, we'll erect on those nights an additional
25 type of acoustical sheeting that will be both

1 behind the D.J. area, which is -- want to get my
2 bearings straight. On the -- on the west side of
3 the awning.

4 MS. PIZZANELLI: West side.

5 MR. LOFFREDO: Right, closer to the house,
6 and, also, at the entranceway of Claudio's. And
7 if D.J.'s do bring in their own sound system,
8 which we're now going to tell them they can't, we
9 would make sure that the speakers are facing
10 from -- facing north, so that they're blocked by
11 the house and this additional -- cushions that
12 are being put up, which are just adjacent to the
13 areas where you walk on the -- could you have
14 that? Yeah.

15 MS. PIZZANELLI: Yeah, it's here and here.

16 MR. LOFFREDO: So -- and then thirdly, in
17 addition --

18 CHAIRMAN FOOTE: I'm sorry. If they're
19 facing north, aren't they facing right into the
20 Village?

21 MS. PIZZANELLI: So they're facing here,
22 but the --

23 MR. LOFFREDO: The house blocks it.

24 MEMBER FOOTE: Oh.

25 MR. LOFFREDO: And then the additional --

1 MS. PIZZANELLI: These sound barriers will
2 block it.

3 MR. LOFFREDO: These barriers here and
4 barriers here, which we'll erect on a nightly
5 basis, will catch the noise here and dissipate
6 it, so it can't travel either towards the Village
7 or out towards the marina, which we know is a
8 concern. We lost some clients last summer.

9 So, again, blocking -- a barricade behind
10 the stage, reconfiguring the speakers on the
11 spine of the awning. If any additional speakers
12 are brought in by D.J.'s, they have to be mounted
13 facing north. And on Fridays and Saturday
14 nights, the erection of these. It's a -- this
15 material, which actually is more clear plastic
16 material than this material to block sound waves
17 from permeating out.

18 The other key point to all of this is that
19 we have to modify the sound system, so that when
20 bands and D.J.'s come in -- sorry. So to -- and
21 just as a final point, we have to modify our
22 sound system, so that when D.J.'s and bands come
23 in, we actually tell them not to bring in their
24 own sound system. They have to plug into our
25 sound sense, which we're going to have a limiter

1 on, which SoundSense will supervise being set up
2 and installed on the property. And once it's --
3 once all the modifications to the sound, sound
4 system on the property are done, they'll come in
5 and tune it and set it so that, A, it can't be
6 turned beyond a certain volume, and B, certain
7 frequencies which are more prone to travel will
8 be filtered out after a certain level.

9 So pretty thorough review of the sound
10 issues on the waterfront. Obviously, significant
11 amount of work that has to get done, but all
12 things that we're committed to doing to making
13 sure that we're good neighbors with the
14 community.

15 So I just wondered if you had any questions
16 or --

17 CHAIRMAN FOOTE: Well, first of all, thank
18 you for that presentation. One question I have
19 is to what extent are your -- the plans that
20 you're showing us today different from the
21 application that we last reviewed? Have there
22 been any modifications, or is it pretty much the
23 same?

24 MR. BROWN: Only the sound attenuation.

25 MR. LOFFREDO: Yeah, only the sound, only

1 the sound attenuation. And do we want to -- do
2 you want to look through those real quick just to
3 make sure? We haven't modified them, except for
4 what was requested after the first meeting by the
5 Village and resubmitted. There were some
6 minor --

7 MR. BROWN: That's fine.

8 MR. LOFFREDO: Yeah. I don't think -- I
9 don't think anything changed. Again, the kitchen
10 renovation is an internal renovation or a
11 separate application, it doesn't impact the
12 exterior of Claudio's. And even the kitchen work
13 where the auxiliary kitchen is, under this
14 application, is all interior, it doesn't impact
15 the exterior of the -- of the clam bar structure.

16 MEMBER FOOTE: So -- and the 40 parking
17 spaces, if you follow through on this high school
18 plan, the -- those will be -- those are -- those
19 new spaces that would become available would be
20 available for what, your customers,
21 basically or --

22 MR. LOFFREDO: Well, as now, anybody that
23 wants to park in Claudio's, whether they're a
24 guest of ours or not, can park there.

25 MEMBER FOOTE: Yeah, okay.

1 MR. LOFFREDO: I mean, there's a fee
2 involved, because we pay staff and we have to
3 cover that overhead, but yes, they'll be able to
4 park there, and the parking is unlimited. We're
5 also adding bike racks, which you mentioned
6 earlier, and I just wanted to bring that up,
7 because we do have employees that live nearby and
8 do bike into work. So last year we find some of
9 our staff chaining their bikes to not the best
10 locations, so we're adding some bike spots.

11 MS. PIZZANELLI: We had two new bike racks
12 last year, but we're adding --

13 MR. LOFFREDO: Okay.

14 MS. PIZZANELLI: -- three more.

15 MR. LOFFREDO: So, thank you, Lara. So we
16 added two bike racks last year, and we're going
17 to be adding three more. So, you know, getting
18 people to bike to work is a positive, and
19 certainly freeing up those 40 spaces is a
20 positive as well, I think.

21 You know, if we incorporated the shuttle,
22 it would just add more traffic. So I think -- I
23 think a lot of our staff are young and able and
24 can --

25 MEMBER FOOTE: Yeah.

1 MR. LOFFREDO: -- can walk to Claudio's,
2 it's a nice walk.

3 CHAIRMAN FOOTE: Well, great. Thank you,
4 and -- for that update. And I just -- you know,
5 on behalf of the Board, I appreciate that you, in
6 fact, took the initiative to look into that
7 arrangement with the high school. I think it was
8 a really important step, and I think that was
9 really good of you to do that.

10 MR. LOFFREDO: Thank you.

11 MEMBER FOOTE: And, also, you've obviously
12 put a lot of effort into dealing with the noise
13 issue. You know, I haven't read the report, I
14 don't know the full details of it, but you're
15 obviously making an effort to really address it,
16 and I think that's -- that's all good.

17 MR. LOFFREDO: Thank you.

18 CHAIRMAN FOOTE: Sure. You guys have any
19 comments or questions?

20 MEMBER COTUGNO: Might as well do the
21 public.

22 CHAIRMAN FOOTE: Yeah, we're -- this is a
23 public hearing, so it's now open to anybody from
24 the -- unless you have anything to add at this
25 point.

1 MR. LOFFREDO: No. I'm happy to take
2 questions.

3 CHAIRMAN FOOTE: We welcome the public to
4 comment on this application.

5 ADMINISTRATOR PALLAS: Mr. Chairman, if I
6 may, before you move on.

7 MEMBER FOOTE: Yeah.

8 ADMINISTRATOR PALLAS: There is a reference
9 in the report to a marked-up site plan. I'm
10 assuming that's the marked-up site plan.

11 MR. LOFFREDO: Yes, it is.

12 MS. PIZZANELLI: That's it.

13 ADMINISTRATOR PALLAS: You need to submit a
14 copy of that to us as well.

15 MR. LOFFREDO: Sure.

16 ADMINISTRATOR PALLAS: If you have
17 electronic, it would be even better.

18 MR. LOFFREDO: We do. Robert's --

19 MR. BROWN: I'll send that to you tomorrow.

20 ADMINISTRATOR PALLAS: Thank you.

21 MR. LOFFREDO: Does anybody have a question
22 about the renovation?

23 CHAIRMAN FOOTE: Well, I think, at this
24 point, it's up -- the public can come up to speak
25 and address.

1 MR. LOFFREDO: Sure.

2 MEMBER FOOTE: And then you can respond, if
3 they have anything they want to address to you.
4 Thank you very much.

5 MR. LOFFREDO: Thank you.

6 MS. HALLIWELL: Do I have to say my name
7 and all that?

8 CHAIRMAN FOOTE: Yes, please.

9 MS. HALLIWELL: Kathy Halliwell,
10 H-A-L-L-I-W-E-L-L. I just have more of a
11 comment.

12 I think the Claudio's group is trying so
13 hard to do a lot of things for the community.
14 Obviously, they put a lot of effort and money and
15 time into doing it. So I hope we could move
16 things along and let them get their approvals for
17 whatever they need, because they're such an asset
18 to the Village.

19 And I don't know. No matter what you do
20 with noise, some people are going to complain, no
21 matter what. I mean, they complain about the
22 train whistle, they complain about the train
23 idling, they -- somebody even complained about
24 the fire alarms going off. So, no matter what, I
25 think somebody's always going to complain about

1 some kind of noise, and I think they're making a
2 real big effort to try to control that problem.
3 So I wish you all the luck.

4 MS. PIZZANELLI: Thank you.

5 CHAIRMAN FOOTE: Thank you.

6 MR. BRENNAN: Good evening. My name is
7 Patrick Brennan. I live at 620 First Street here
8 in the Village. My comments are more for the
9 Board and not the applicant.

10 As many of you know, the Times Review held
11 a panel discussion this morning at the Halyard to
12 talk about envisioning the future of Greenport,
13 and a couple of themes emerged there, one of
14 which was -- and I know some of you were there.
15 I think Ms. Dougherty-Johnson was there and
16 Mr. Pallas was there.

17 A couple of themes emerged, and one of the
18 overarching themes was the need to balance
19 business and residents' interests. And within
20 that discussion, two specific areas were traffic
21 and noise. And when I say traffic, I think that
22 seems to include parking as well. So it's
23 relevant to this application, but it's also
24 relevant to the traffic and parking agenda item
25 that you were talking about earlier.

1 And there is another theme that emerged,
2 was the Village's lack of having a comprehensive
3 plan. So the Village has a long-range plan that,
4 from my understanding, is about 12 years old, and
5 it mostly focuses, I believe, about -- around the
6 waterfront areas. But the Village itself or the
7 entire Village doesn't have a comprehensive plan.
8 And the reason I bring that up is because it's
9 difficult for the Planning Board to do its job,
10 and the Zoning Board, effectively without a
11 comprehensive plan.

12 And I understand The Village Administration
13 asks you to kind of work on this parking and
14 traffic problem. I think that's the way you had
15 introduced it earlier. And you have a Board, and
16 you have a zoning ordinance, and you have Legal
17 Counsel, and I believe we now have a Consulting
18 Planner. I guess the Planner is not here this
19 evening. But without a comprehensive plan,
20 you're kind of missing an important tool for your
21 tool kit, because the Planning Board and Zoning
22 Board make discretionary decisions, but they're
23 not supposed to be ad hoc and they're not
24 supposed to be based on anecdotal information.

25 And I think there's a lot that can be done

1 to either satisfy or solve parking, or at least
2 greatly improve it, and you mentioned a lot of
3 the possible levers that you can kind of pull
4 with meters, and incentives, and partnering with
5 other, other places. I think those are all good
6 ideas, but if you're going to craft an effective
7 policy, and implement it, and enforce it, I think
8 you're going to struggle to do that successfully
9 without an underlying comprehensive plan. You
10 need the plan in order for you to -- to guide
11 you, because it comes back to this idea of
12 balancing the different constituents. And,
13 again, we have a downtown area, Business
14 Improvement District, and we have all the
15 residential areas.

16 I guess what I'm saying here is I would
17 encourage you to go back to the Village
18 Administration and the Village Board of Trustees
19 and say that one of the things we're missing here
20 is our comprehensive plan, and we need to get
21 that going, and that would be a key part of
22 addressing traffic and noise, and balancing
23 business and residential interests.

24 So thank you for listening to me.

25 CHAIRMAN FOOTE: Very good. Thank you.

1 MS. ALLEN: Chatty Allen, Third Street. I
2 was really impressed today listening to Claudio's
3 with their new plans, and taking the big steps
4 that are needed to get their application to move
5 forward, because, right now, the Village does
6 have this grandfather clause and they don't need
7 to provide any parking whatsoever. They don't
8 need -- by the codes, they do not need to adjust
9 anything, but they have and they've done it in a
10 big way. I think they should be commended for
11 that step.

12 Until the Village changes our code and gets
13 this grandfathered-in out, people that --
14 businesses that have been in existence since this
15 went into effect do not have to provide parking.
16 Yes, I know we would all like it see it, but we
17 don't always get what we want, we have to follow
18 the letter of the law.

19 So Claudio's Management should be commended
20 for taking that big step and freeing up space.
21 They've already opened it up to anyone, which
22 they do not have to do. It's a private lot, and
23 it could be only for their three restaurants.
24 But what they've shown here today is every time
25 they've come before one of our Boards, they have

1 listened and they have done what they have been
2 asked to do, and then some.

3 And I really hope that this can get put
4 through, especially after listening about them
5 trying to change the sound. The sound from
6 Claudio's has been going on since I was a little
7 kid, since Claudio's has been there. That's
8 nothing new. But the ways that they're going
9 about trying to rectify and to work with
10 everyone, I think it's pretty great to see what
11 they have been doing.

12 So I really hope they do not get held up
13 month after month after month, and then their
14 season is going to open and they're still going
15 to be waiting for these approvals. I think you
16 should take them with what they have done meeting
17 after meeting, always doing what's been asked of
18 them, and get this passed quickly. Thank you.

19 CHAIRMAN FOOTE: Thank you. Would anyone
20 else like to speak? Yes, hi.

21 MR. DESESA: Good evening, Members of the
22 Board. Brian DeSesa, Attorney for the applicant,
23 Claudio's.

24 Just more of a point of clarification that
25 we have -- all referrals have been sent out for

1 SEQRA purposes and determinations, so that we
2 could be in a position on April 2nd to request a
3 vote from this Board to move forward. So if
4 there's any other material that the Board needed
5 or otherwise, I'm just asking if there's anything
6 that anyone would request tonight, so we'll be
7 able to provide that, so when the -- I think
8 there's missing members this evening, but,
9 hopefully, when everyone's here on the 2nd, we
10 would be in a position that the applicant would
11 be asking for a vote, you know, to be open for
12 the summer season.

13 CHAIRMAN FOOTE: Yes. Thank you for asking
14 that. It's my understanding that it's still
15 subject to review by the Historic Board.

16 MR. DESESA: Correct, on the 19th, yes.

17 CHAIRMAN FOOTE: Of this month?

18 MR. DESESA: That's correct.

19 CHAIRMAN FOOTE: Okay. You know, subject
20 to that, I think we can schedule for a vote on
21 the 2nd of next month.

22 MR. CONNOLLY: Well, I think that's what
23 the Board was intending on.

24 CHAIRMAN FOOTE: Yeah. Yeah, we're
25 prepared. We're prepared to do that.

1 MR. DESESA: I appreciate that.

2 MEMBER FOOTE: I don't think -- is there
3 anything else from the Building Department at
4 this point that you'd require?

5 ADMINISTRATOR PALLAS: I'm going to have to
6 review this plan specifically --

7 MEMBER FOOTE: Yeah.

8 ADMINISTRATOR PALLAS: -- to see if there
9 are any building implications for it, I'm not
10 sure, and see how to incorporate that in the site
11 plan. Without seeing an actual plan, it's hard
12 to answer that question, but I believe it
13 shouldn't be a big issue.

14 MEMBER FOOTE: Okay, good. So I move at
15 this time -- we'll keep the public hearing open
16 until then, but we'll -- we'll move to -- I'd
17 like to move to get the vote taken on --

18 MEMBER DOUGHERTY-JOHNSON: Have they seen
19 this from the Planner? Have you guys seen it?

20 MR. DESESA: I just --

21 MEMBER DOUGHERTY-JOHNSON: Okay. I just --
22 we just got it, too.

23 MEMBER FOOTE: Yeah.

24 MR. DESESA: If there's anything in there,
25 I'd be sure to address that.

1 MEMBER DOUGHERTY-JOHNSON: I mean, I
2 wouldn't mind having those addressed.

3 MR. DESESA: Yeah.

4 MEMBER DOUGHERTY-JOHNSON: And, also,
5 unless -- I mean, the parking has gotten
6 confusing to me, so just like the new number of
7 seats versus what exists. And also talking about
8 the high school, so like we have an idea of --

9 MR. DESESA: We could provide a summary --

10 MEMBER DOUGHERTY-JOHNSON: Yeah, exactly,
11 something like that.

12 MR. DESESA: -- a written format, so that
13 it's easier to follow.

14 MEMBER DOUGHERTY-JOHNSON: Something like
15 that would be very helpful.

16 MEMBER FOOTE: Yeah.

17 MR. DESESA: No problem at all, actually.

18 MEMBER FOOTE: Okay.

19 MEMBER COTUGNO: Will that be resolved by
20 next month? Because it sounds like it's up in
21 the air, they don't know how much it's going to
22 cost yet.

23 MR. DESESA: We're waiting on the School
24 Board, the school at this point. So we hope
25 they're -- they said to Steve --

1 MR. LOFFREDO: They just have to name their
2 price.

3 (Laughter)

4 MR. DESESA: They were working on it. We
5 said just give us numbers so we can move forward
6 with this, but they haven't done it yet. We're
7 hopeful that they --

8 MR. LOFFREDO: It's got to be fair market
9 value.

10 MEMBER FOOTE: Yeah.

11 MR. LOFFREDO: So that's what we
12 understand. We'll figure out something.

13 MEMBER FOOTE: I don't -- yeah. Hopefully,
14 hopefully, you'll work it out by then, but if --

15 MR. LOFFREDO: We will.

16 CHAIRMAN FOOTE: That shouldn't delay our
17 ability to take a vote --

18 MR. DESESA: Right.

19 MEMBER FOOTE: -- the beginning of next
20 month.

21 MR. DESESA: Great. We'll provide that
22 summary, so everybody --

23 MEMBER DOUGHERTY-JOHNSON: Great. Thank you.

24 MR. DESESA: It's a little easier to read.

25 MEMBER FOOTE: Very good.

1 MR. DESESA: Thank you.

2 MEMBER FOOTE: Thank you.

3 Okay. The next item, No. 2, is 415 Kaplan
 4 Avenue. Please note this public hearing was kept
 5 open pending approval of the Zoning Board of
 6 Appeals application. It's my understanding that
 7 it's still subject to the ZBA's public hearing,
 8 so we're going to continue to keep it open until
 9 our next meeting on April the 2nd.

10 ADMINISTRATOR PALLAS: (Nodded yes).

11 CHAIRMAN FOOTE: Do I have a second on
 12 that, or can just --

13 MEMBER COTUGNO: Second.

14 CHAIRMAN FOOTE: Okay. All those in favor?
 15 Aye.

16 MEMBER DOUGHERTY-JOHNSON: Aye.

17 MEMBER FOOTE: Okay. So it continues.
 18 Item No. 3, motion to adjourn. Second?

19 MEMBER COTUGNO: Second.

20 MEMBER FOOTE: All those in favor?

21 MEMBER COTUGNO: Aye.

22 MEMBER FOOTE: Aye. We're so adjourned.

23 Thank you very much.

24 (*The meeting was adjourned at 5:13 p.m.*)

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C E R T I F I C A T I O N

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

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

THAT, the above and foregoing contains a
true and correct transcription of the proceedings
taken on March 5, 2020.

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 19th day of March, 2020.

Lucia Braaten
Lucia Braaten

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