

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

7 Via Video Conferencing

8 May 20, 2020

9 4:00 p.m.

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B E F O R E:
 WALTER FOOTE - CHAIRMAN
 JOHN COTUGNO - MEMBER
 PATRICIA HAMMES - MEMBER
 REED KYRK - MEMBER
 LILY DOUGHERTY-JOHNSON - MEMBER (Absent)
 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
 PAUL PALLAS - VILLAGE ADMINISTRATOR

1 (The meeting was called to order at 4:16 p.m.)

2 CHAIRMAN FOOTE: This is the Village of
3 Greenport Planning Board Work Session meeting.
4 It's Wednesday, May the 20th, 2020. It is
5 4:16 p.m. We're conducting this meeting by the
6 GoToMeeting.com app. And the comments regarding
7 the agenda have been accepted by email at about
8 3 o'clock today, or during the meeting by using
9 the chat function on the GoToMeeting app.

10 "Please join the meeting from your
11 computer, tablet or smart phone." There's a --
12 it's the website link, is on the website of the
13 Village website.

14 We are -- Item No. 1 is a motion to accept
15 and approve the minutes of the March 5th, 2020
16 Planning Board Meeting. May I have a second?

17 MEMBER HAMMES: I second.

18 CHAIRMAN FOOTE: Is there a second?

19 MEMBER HAMMES: I second.

20 CHAIRMAN FOOTE: Okay. Okay. All those in
21 favor? If -- Planning Board members, when I ask
22 for a vote, just raise your hand, so I cannot
23 only hear you, but see you, if you want -- if you
24 approve it.

25 MEMBER KYRK: (Raised hand)

1 MEMBER HAMMES: (Raised hand)

2 CHAIRMAN FOOTE: (Raised hand)

3 Okay. So approved.

4 Item No. 2, motion to schedule the Planning
5 Board Regular Meeting for 4 p.m. on June 25th, 2020.
6 May I have a second?

7 MEMBER HAMMES: Second.

8 MEMBER COTUGNO: Second.

9 CHAIRMAN FOOTE: All those in favor, say aye.

10 MEMBER COTUGNO: Aye.

11 MEMBER HAMMES: Aye.

12 MEMBER KYRK: Aye.

13 CHAIRMAN FOOTE: Aye. Motion carries.

14 Item No. 3, 214 Front Street. This is a
15 Pre-Submission Conference with possible motion to
16 schedule a Public Hearing for June 25th,
17 regarding the site plan review application of
18 214 Front Street, LLC., represented by Charles
19 Squire and Gail Barlow. The applicant proposes a
20 change of occupancy from Group M (Retail) to
21 Group B (Business). This property is located in
22 the Retail Commercial District and is not located
23 in the Historic District. Its location is
24 Suffolk County Tax Map 1001-4.-9-21.

25 At this time, I welcome the applicant to

1 give us a brief introduction on this application.
2 And before you do, just please announce your name
3 and address.

4 MS. BARLOW: Oh, address of the space or
5 home address?

6 CHAIRMAN FOOTE: Your home address.

7 MS. BARLOW: Oh, sure. Hi. This is Gail
8 Barlow and Charles Squire. We are at 3480
9 Orchard Street in Orient. Nice to meet
10 everybody.

11 CHAIRMAN FOOTE: Nice to meet you.

12 MEMBER HAMMES: Nice to meet you.

13 MS. BARLOW: Hi. So, yeah, we live in
14 Orient, and we have a branding company called
15 Mutiny. We have been running it out of our home
16 since 2012, and had been looking for office
17 spaces in the Village to house our business as
18 it -- as we were looking to grow, and found
19 that -- looked around a lot and found that spot
20 and bought that. It was a beautiful space that
21 would be really conducive to what we -- we have a
22 creative agency and a creative business, and
23 liked that it was sort of in the heart of -- the
24 heart of Greenport near the school where our
25 daughter will be going. And, yeah, and so that's

1 sort of our intro.

2 CHAIRMAN FOOTE: Okay. Does anybody on the
3 Board have any questions to ask the applicant?

4 MEMBER COTUGNO: Again --

5 CHAIRMAN FOOTE: Hello.

6 MEMBER COTUGNO: This is John.

7 CHAIRMAN FOOTE: Hey, John, speak.

8 MEMBER COTUGNO: So I have no concern of
9 the use or the change of use, but in the change
10 of use, I'm -- I have concerns about the amount
11 of occupants and the number of exits.

12 Now exit doors have to swing out, and both
13 those doors, although there's two exit areas,
14 both doors swing in. And I'm also concerned
15 about handicapped accessibility, being that
16 there's a step up to the front, and any change of
17 use that is required be fully handicapped
18 accessible. I know that putting in a handicapped
19 toilet, which is nice, but the people have to get
20 in there.

21 CHAIRMAN FOOTE: Is this a space which is
22 primarily for your office use, as opposed to
23 inviting the public in?

24 MS. BARLOW: That's correct, it's not -- it
25 would be primarily for our office use. And then

1 we had thought about making our conference room
2 available to businesses who didn't have a space
3 to take a meeting, but it wouldn't -- our
4 intention is that it's our private office.

5 MEMBER KYRK: Yes. I had seen the comments
6 about freelancers and such. I was wondering
7 whether this would be freelancers that are
8 associated with the business that you're doing,
9 or would this be just generally office, in
10 essence.

11 And I've also seen that you plan to have
12 some gatherings for seminars, I think it would
13 be. I can't read it here right now. And I was
14 wondering how many folks you thought might be at
15 those seminars. What -- you know, what were your
16 intentions?

17 MS. BARLOW: Well, that's a good question.
18 I think that, obviously, COVID and sort of the
19 new world has changed some of our business
20 planning. But I'll tell you about the vision as
21 it was at the beginning of the year, when we
22 thought about offering workshops or sort of
23 educational seminars. You know, that would be
24 around brand -- how to brand your business, how
25 to build your business, marketing, sort of things

1 that were in our specialty zone, and sort of the
2 idea being, you know, that we're excited about
3 connecting with the business community and being
4 a resource to small businesses.

5 I think as we move forward with, you know,
6 sort of the new world that we're in, I think that
7 this is kind of a non-answer, because I don't
8 really have a vision for that anymore. I think
9 that we're sort of more thinking about, you know,
10 how the space would first be used just to support
11 our business. So, obviously, if we were to do
12 any kind of workshop or, you know, making some of
13 those resources available to people (background
14 noise in video) thought about how many people
15 would even be there.

16 MEMBER KYRK: Yeah, yeah. Just curiosity
17 how many people will be there.

18 ADMINISTRATOR PALLAS: Mr. Chairman, if I
19 can ask those that are not speaking to mute their
20 phones, please.

21 CHAIRMAN FOOTE: Okay. So, Paul, I have a
22 question for you. The change -- you know, John
23 just mentioned that with a change of use, there's
24 a requirement under the code to make it
25 handicapped compliant in terms of a ramp and the

1 swing doors. Is that the Village Code's
2 requirement or a State Code requirement?

3 ADMINISTRATOR PALLAS: It's a -- it's a
4 State Code. It's actually, I think, rooted in
5 Federal Law, and there's a provision for
6 infeasibility. We have not gotten to the point
7 where we would be reviewing that yet.

8 CHAIRMAN FOOTE: Okay.

9 ADMINISTRATOR PALLAS: We certainly would
10 review that before any ultimate approvals would
11 be given.

12 CHAIRMAN FOOTE: Okay. But who makes that
13 decision? Is that -- is that the Building
14 Department or is that the Planning Board?

15 ADMINISTRATOR PALLAS: Typically, it's the
16 Building Department that makes that determination.

17 CHAIRMAN FOOTE: Okay. Okay. I would just
18 like to make a qualitative comment on this change
19 of use in the business. And I can just say, as
20 a -- you know, a resident of Greenport for a
21 while now, I think, you know, putting everything
22 else aside, it's a very welcomed development to
23 see a business of this nature integrate into the
24 community, because, you know, quite frankly, so
25 far everything seems to be either a restaurant,

1 or a furniture, or a clothing store. So I think,
2 you know, from that perspective, this is a
3 welcomed -- you would be a welcomed addition. So
4 I just want to get that out there so you
5 understood at least my point of view.

6 MS. BARLOW: Thanks, yeah.

7 MEMBER HAMMES: I agree, I agree. It's
8 nice not to have a restaurant or bar on our
9 agenda for that space.

10 CHAIRMAN FOOTE: Yeah.

11 MS. BARLOW: Yeah.

12 CHAIRMAN FOOTE: And it's a beautiful
13 space, too. I really -- my wife and I used to go
14 in there to pick up old items, and the
15 architectural integrity of it is quite special.

16 MS. BARLOW: Yeah, we were really attracted
17 to that as well in the best way.

18 CHAIRMAN FOOTE: Does anybody else have any
19 further comment on this application at this time?

20 (No Response)

21 CHAIRMAN FOOTE: If not, then I'd like to
22 suggest that we schedule a public hearing on this
23 application. And according to the agenda, we
24 were proposing for June 25th; is that right,
25 Paul?

1 ADMINISTRATOR PALLAS: That is correct, yes.

2 CHAIRMAN FOOTE: Okay. Do I need a second
3 on that, or we just go ahead and schedule it? I
4 forgot the protocol.

5 MR. CONNOLLY: You need a second.

6 CHAIRMAN FOOTE: Okay. May I have a second
7 on scheduling the public hearing for this
8 application on June 25th?

9 MEMBER HAMMES: Second.

10 CHAIRMAN FOOTE: Okay. All those in
11 favor? Aye.

12 MEMBER COTUGNO: Aye.

13 MEMBER HAMMES: Aye.

14 MEMBER KYRK: Aye.

15 CHAIRMAN FOOTE: Motion carries. Thank you
16 very much.

17 MS. BARLOW: Thank you.

18 MR. SQUIRE: Thank you.

19 CHAIRMAN FOOTE: You're welcome.

20 Okay. Item No. 4, 621 Main Street. This
21 is a discussion regarding the covenant and
22 restrictions on the property. A Pre-Submission
23 Conference regarding the site plan review
24 application of Community Action Southold Town,
25 acronym CAST, represented by Martin Finnegan,

1 their Attorney.

2 The applicant proposes the conversion of
3 the former church to CAST headquarters. And a
4 number of people have pointed out that stop
5 calling it a former church, it's currently a
6 residence, a single residence. So let's -- you
7 know, just for the record, let's get that out
8 there.

9 This property is located in the R-2 (One
10 and Two-Family) District and is located in the
11 Historic District. This property also requires
12 an area variance and HPC approval. It's located
13 at Suffolk County Tax Map 1001-2.-6-49.4.

14 At this time, I invite the representative
15 of the applicant to give us a presentation. Is
16 there anybody who would like to speak on behalf
17 of cast?

18 MR. FINNEGAN: Yes. Good afternoon.
19 Martin Finnegan here on behalf of CAST. I am --
20 thank you for having us. I'm joined this
21 afternoon by Kathy Demeroto, who's the Executive
22 Director of CAST, and the Architects from
23 Studio A/B as well. I believe -- is Marc on the
24 line as well?

25 MR. SOKOL: Yes, I'm here as well.

1 MR. FINNEGAN: And Marc Sokol, who's the
2 president of CAST.

3 So as stated, this is an application to
4 convert what is -- what was a church and was
5 previously converted into a residential dwelling
6 into CAST headquarters, pursuant to Section
7 150-7(B) of the code.

8 Obviously, CAST is, I assume, well known to
9 this Board as a philanthropic organization in the
10 Village which does amazing work within the
11 Village and within the Town of Southold for so
12 many of our residents. And under the current
13 predicament that we're all living in, their work
14 has been outstanding.

15 The proposal -- the presentation we'd like
16 to make, I'm going to basically turn it over to
17 Glynis and Hideaki in a minute to kind of review
18 the renovations. But in -- it is primarily a --
19 an interior renovation of the existing space,
20 with a relatively small addition for access, for
21 handicapped access to the premises. And,
22 essentially, it is intended to house all of
23 CAST's operations, which Kathy will explain in
24 more detail, but are primarily the office
25 operations of the organization, and the

1 educational programs and food pantry that run
2 there periodically.

3 So you mentioned the covenant. I've had a
4 discussion with the Village Attorney about that.
5 It's my understanding that we are in agreement,
6 that the covenant that requires any residence on
7 the property to be a single-family residence is
8 not applicable here, because we are seeking, in
9 fact, to change the use to a philanthropic use,
10 which is not a residential operation.

11 So, you know, essentially, we are looking
12 to have the building renovated, and also to add
13 parking as much as possible on the premises to
14 primarily be for the staff members of CAST, and
15 occasionally for people accessing services there.

16 With respect to the renovation -- Glynis,
17 are you there?

18 MS. BERRY: Yes. Can you hear me?

19 MR. FINNEGAN: Okay. Yes, I can hear you
20 well. I hope the Board can hear you.

21 MS. BERRY: Okay.

22 MR. FINNEGAN: I'm going to ask you and
23 Hideaki at this point to just, if you could, just
24 give a brief overview of the renovations that are
25 contemplated, and maybe just briefly explain the

1 site plan.

2 I should note, if I can real quickly before
3 I turn it over, that I did submit through -- a
4 revised plan that is different than what was
5 submitted with the original application. I'm
6 hoping that that got into the Board's hands.

7 We did have a meeting with some of the
8 neighboring homeowners, and in consideration of
9 some of their concerns, there were some
10 modifications made to the original plan, which
11 were intended to enhance screening and to
12 mitigate some of the impacts that they were
13 concerned about. So, the fact -- did you -- did
14 the Board get that revised plan?

15 MEMBER KYRK: Yes.

16 CHAIRMAN FOOTE: Yeah.

17 MR. FINNEGAN: You did, great, great.

18 MEMBER HAMMES: Yes.

19 CHAIRMAN FOOTE: Marty, could you just kind
20 of save us a little time, explain what the
21 changes were? I don't know if it was evident in
22 the -- in the new plan.

23 MR. FINNEGAN: Yeah, sure. They were --
24 and Glynis could -- but, essentially, the garage
25 was to be moved, but that is going to stay where

1 it is. And the dumpster was moved to the north,
2 so that it's not, not on the, you know, the
3 neighboring property line. And the buffer
4 between the -- this property, 621 Main, and the
5 properties to the rear has been enhanced,
6 increased to about 9 feet. And, also, there was
7 a shed that is eliminated. And that's really
8 essentially it, I believe. Glynis could correct
9 me if I'm wrong.

10 MS. BERRY: No, you were perfect.

11 MR. FINNEGAN: Okay. So why don't you
12 just, then, explain a little bit to the -- to the
13 Planning Board about the other changes that are
14 contemplated.

15 MS. BERRY: Okay. Basically, almost all
16 the changes are focused on accessibility, because
17 the layout fits their needs almost perfectly. So
18 we wanted to have a ramp, and the back has less
19 of an elevation change. And, also, you know, the
20 front setbacks are an issue for making that
21 accessible. So it just made sense to put in a
22 new entry at the rear and reconfigure that.

23 And we also added what's called an
24 accessible stair that goes down to the basement,
25 because some of the rooms, like the sharing room

1 and food storage, is downstairs. So it just made
2 the whole connection to the basement and the main
3 function more efficient and accessible.

4 It -- the addition is like a tail, and that
5 was because we were trying to have the least
6 impact on the existing building. So we
7 maintained the windows at the back, so it's
8 configured so that we keep the windows as much as
9 possible on the existing structure.

10 The parking, we needed to increase the
11 amount of parking and provide a loading zone. So
12 we have the driveway going to the rear and the
13 parking along the back line, and this does two
14 things. It maximizes the parking, and also has
15 the least visual impact on -- because there's
16 already a really good buffer zone. So people's
17 views of the property are going to be more the
18 building and the grass. So we tried to minimize
19 impacts as much as possible.

20 CHAIRMAN FOOTE: So I think it would be
21 really useful for somebody to give us a brief
22 overview of the intended use of this site for
23 CAST in terms of what CAST is going to be doing
24 with it. And included in that would probably be
25 just an idea of how many people are expected to

1 be in there at any given time, who will be there.

2 I must tell you that there's been a
3 significant early community reaction that both,
4 you know, praises what CAST is doing, we all, I
5 think, are very grateful for it, but, at the same
6 time, raising concerns, given the location. This
7 is really a residential area. And I think it
8 would be really helpful to just get a good
9 overview of the substance of what CAST will be
10 doing at this new site.

11 MR. FINNEGAN: Sure. I'm going to ask
12 Kathy Demeroto, who's CAST's Executive Director,
13 to review that with the Board. We anticipated
14 that that would be one of your questions.

15 And I think that it will be clear that, you
16 know, while CAST does many different things, most
17 of the activities are very periodic in nature.
18 And so I don't think that there's the intensity
19 that people may fear. So -- but, Kathy would you
20 mind kind of reviewing just the activities that
21 we discussed, so that the Board is aware of them?

22 MS. DEMEROTO: Sure. Can everybody
23 hear me?

24 MEMBER KYRK: Yes.

25 MS. DEMEROTO: Okay. I'm Kathy Demeroto,

1 the Executive Director of CAST. And thank you
2 for the opportunity to share more of what we do.

3 As you probably all know, CAST has been
4 serving the community since 1965, and has been
5 located in Greenport Village for almost 55 years.
6 And as far as our operations, it's a combination
7 of safety net programs and education programs.

8 So we have a food pantry which has limited
9 hours. It's Monday, from 9 a.m. to noon, it's
10 Tuesday from 3 p.m. to 6, and Friday, 9 a.m. to
11 noon. And we anticipate, with moving the
12 location, that our -- we will have the same hours
13 for our sharing room. So that's when people come
14 in to look in our sharing room for clothes and
15 household items. So those would be limited
16 hours. It's nine hours a week during the week.

17 We would also have the office open for
18 general paperwork. It could be an application,
19 it could be use of a fax machine. And that's,
20 you know, our regular work -- open-door-hours are
21 9 a.m. to 5 p.m. So we -- I looked back at the
22 data last year. On average, we had about 80
23 people per month come in for those types of
24 requests. So about 20 per week, and that would
25 be some time between the hours of 9 and 5.

1 Usually, they would come in for those requests
2 during food pantry hours or sharing room hours,
3 as they were there anyway.

4 As far as the education piece, we currently
5 don't have room for that kind of space to have
6 our classes at CAST. So that's part of the
7 reason why we're looking for space, so we can
8 have a real community organization serving the
9 community, and people could come to our center
10 for our classes.

11 So we're not having any classes now,
12 they've been suspended. But prior to the
13 pandemic, we were meeting on Wednesdays, from 7
14 to 8:30 p.m. for ESL classes, but they only ran
15 from October through December, and again from
16 January through April.

17 We had citizenship classes on Thursday
18 evenings from 6 to 7:45. That just runs from
19 January through March. But, again, those were
20 not at CAST, they were at the Libraries. And I
21 am thinking it will continue in the Libraries as
22 a great partnership, and the Libraries would like
23 us to continue hosting those classes at the
24 Library.

25 We occasionally have six-week computer

1 sessions in the Fall and Winter one time a week,
2 and that's sporadic, but it's just in the Fall
3 and the Winter, and we usually get anywhere from
4 two to six attendees to those classes. And the
5 ESL classes, we generally get between five and 15
6 attendees.

7 We do a monthly workshop, Engage, Educate
8 and Empower Workshop series, so those are various
9 topics. It could be financial planning, it could
10 be nutrition, pediatric health. And we do those
11 once a month, and it's an hour-and-a-half, and
12 they are sometimes during the day and sometimes
13 in the evening. And they only run from October
14 through May, and we get anywhere from two to 12
15 attendees, generally, for those.

16 In the -- this year, January, we did a
17 culinary pilot program at Holy Trinity Church,
18 and we -- it was a 10-week program from January
19 through March, and it met twice a week from
20 3:30 p.m. to 6:30 p.m., and the range is six to
21 12 students, as well as three to four volunteer
22 teachers. And we hope to have that program, if
23 we get funded again, next January through March,
24 so that could potentially be at this building.

25 CHAIRMAN FOOTE: It's a program for what?

1 I don't understand.

2 MS. DEMEROTO: It's a culinary program for
3 high school students --

4 CHAIRMAN FOOTE: Culinary, okay.

5 MS. DEMEROTO: -- that are going to
6 college. Yeah. We don't hold any classes from
7 June through mid September, so there's no evening
8 or afternoon educational programs at CAST during
9 the summer months.

10 We occasionally have tutoring for students,
11 school-age students. We don't do that at CAST,
12 because we don't have the space, so that
13 generally happens at the Library. But that's
14 something we would hope to do at CAST, and that's
15 one-on-one tutoring. Generally, we serve one in
16 four kids a year, so that's not a very popular
17 program bringing many people in.

18 And then we do some seasonal programs. So
19 we have a school supply drive once a year, where
20 families come in and we distribute school
21 supplies. They have slots and times for pickups
22 scheduled, and that's during the day.

23 We do a holiday toy drive, which we've done
24 at different locations in the community, because
25 we don't have space. It's a two-day event,

1 again, during the week, during working hours.
2 Families get a time slot where they come in. So
3 it's only two slots at a time. So you're only
4 having two parents or guardians coming in at a
5 time for that.

6 And then we do a hot Thanksgiving dinner
7 meal. We generally do that at Clinton Memorial
8 AME Zion Church. And since that's a great
9 partnership, we may continue to do it there, as
10 opposed to having it at a new location.

11 And then the other programs we have, we
12 have a mobile foot pantry, which delivers food
13 from CAST twice a month, and it's a van. I don't
14 know if you've seen our van around town. So the
15 van packs food out and delivers on Wednesdays in
16 the community. As far as some other things that
17 were raised --

18 CHAIRMAN FOOTE: Where would the mobile
19 foot pantry be? I'm sorry.

20 MS. DEMEROTO: -- I think there was some
21 inaccurate information out in the public about
22 delivery. So I pulled the data from last year,
23 2019, on truck deliveries. And we only -- for
24 the whole year, we had 15 deliveries by Peapod,
25 and we had 18 deliveries by Long Island Cares for

1 the year. So those are the only trucks that came
2 in, other than the trash pickup, which happens on
3 Fridays.

4 And as far as the food pantry numbers from
5 last year, just to have a sense, on average, we
6 did 120 to 130 distributions per month, so that's
7 about 30 households coming in per week.

8 MR. SOKOL: Kathy, someone asked, someone
9 asked about --

10 MS. DEMEROTO: A majority of our -- a
11 majority of our clients are walkers and do not
12 come by vehicle.

13 MR. SOKOL: Kathy, someone asked where the
14 van would be parked.

15 MS. DEMEROTO: Well, right now, we keep it
16 parked at my home, and I think that's to be
17 determined whether it would stay at my home or it
18 would be parked in the church lot.

19 CHAIRMAN FOOTE: But the mobile food
20 pantry, when it's available, it would be -- it
21 would be available -- it would be parked in the
22 church lot, is that the idea when people come
23 there?

24 MS. DEMEROTO: No, no, no, no, no. It just
25 comes to the CAST location to get the boxes and

1 bags of food for --

2 CHAIRMAN FOOTE: Oh, I see.

3 MS. DEMEROTO: That takes about 30 minutes
4 to load, and then it drives to people's homes.
5 So the mobile pantry is for homebound --

6 CHAIRMAN FOOTE: Oh, okay.

7 MS. DEMEROTO: -- clients or clients with
8 transportation barriers who can't come to CAST.
9 We do not serve out of the van at CAST.

10 CHAIRMAN FOOTE: I understand. Okay.
11 Thank you for clarifying that.

12 MR. FINNEGAN: So, if I could just kind of
13 wrap that up, it's pretty clear that the CAST
14 operations are pretty much, you know, a 9-to-5
15 operation in terms of their office operations.
16 And the services they provide are mostly
17 off-season in terms of the busy season in the
18 Village, but, clearly, only during business hours
19 and very, very periodic. So it's our, you know,
20 position, that, you know, the impacts to the
21 surrounding area will be minimal, if they're even
22 discerned by anybody.

23 I really feel that the way they operate,
24 that it's very well organized and well run. And,
25 you know, particularly along Main Street there,

1 there are, you know, all different kinds of uses.
2 So I believe that, you know, CAST can do the
3 great things they do and have no problem being a
4 good neighbor.

5 So that is, you know, pretty much our
6 presentation. If the Board has any other
7 questions regarding the proposed renovations. We
8 do acknowledge that we need to go to the ZBA and
9 get some dimensional relief for the use, and, you
10 know, we're prepared to do so as soon as we get a
11 Notice of Disapproval.

12 CHAIRMAN FOOTE: Is there any contemplation
13 of using the space as a contingency or otherwise
14 emergency shelter? Because right -- currently,
15 as it was being used previously, there was some
16 residential rooms. Was there any plan or
17 discussion to make the space available for that
18 purpose?

19 MS. DEMEROTO: Absolutely not.

20 CHAIRMAN FOOTE: Okay.

21 MR. FINNEGAN: Yeah, no.

22 CHAIRMAN FOOTE: And are the -- the food
23 pantry concept, it's basically there for pickup,
24 but is there any contemplation to have it like
25 serve as a community gathering for actual

1 cafeteria-style servicing of food --

2 MS. DEMEROTO: No.

3 CHAIRMAN FOOTE: -- and eating on the
4 premises?

5 MS. DEMEROTO: No.

6 CHAIRMAN FOOTE: Okay. Thank you. That
7 was a very comprehensive description. I'm a bit
8 overwhelmed by just how much you do, and it's
9 quite commendable. Would it be possible, if you
10 haven't done this already, and I apologize if you
11 already submitted it and I just didn't notice it,
12 if you could submit a written description of the
13 different functions and the time frames for when
14 these things occur?

15 MS. DEMEROTO: Yes, I have it written, and
16 Martin has it as well, so we can get it to you.

17 CHAIRMAN FOOTE: Okay.

18 MR. FINNEGAN: Yeah, I will, I will submit
19 that. I thought we did, but we'll certainly
20 submit it immediately.

21 CHAIRMAN FOOTE: I think you might have,
22 too, Marty. I just -- it's been a while, and I
23 just -- if you could kind of --

24 MR. FINNEGAN: That's okay.

25 CHAIRMAN FOOTE: -- circulate that, it

1 would be good.

2 MR. CONNOLLY: Walter, this is Rob
3 Connolly. Just that two housekeeping matters.
4 Solely because it's located in the Historic
5 District and it's a site plan application, you
6 need to declare it as a Type I Action pursuant to
7 SEQRA by resolution, okay? So you could make a
8 motion to declare it a Type I Action pursuant to
9 SEQRA. And then you're going to have to make
10 another motion to declare the Planning Board's
11 intent to be the Lead Agency.

12 CHAIRMAN FOOTE: Okay.

13 MR. CONNOLLY: Okay?

14 CHAIRMAN FOOTE: Sure. Thanks, Rob. So,
15 at this time, I propose that we declare this a
16 Type I Action pursuant to SEQRA, and that
17 we're -- Planning Board should be designated as
18 the Lead Agency. May I have a second on that
19 motion?

20 MEMBER HAMMES: Second.

21 MEMBER COTUGNO: Second.

22 CHAIRMAN FOOTE: All those in favor? Aye.

23 MEMBER KYRK: Aye.

24 MEMBER HAMMES: Aye.

25 MEMBER COTUGNO: Aye.

1 CHAIRMAN FOOTE: Those motions carry.

2 Does anybody else have --

3 ADMINISTRATOR PALLAS: Mr. Chair --

4 CHAIRMAN FOOTE: -- have any questions?

5 ADMINISTRATOR PALLAS: -- this is Paul.

6 Mr. Chair, this is Paul. The -- there were a
7 number of questions from the public. Do you want
8 to take those now?

9 CHAIRMAN FOOTE: I --

10 MR. CONNOLLY: This isn't a public hearing.

11 CHAIRMAN FOOTE: Yeah. I would have
12 thought that would be more -- these are --
13 they're automatically entered into the record by
14 virtue of being submitted, as I understand it,
15 correct? We don't need to read them out as part
16 of the record. So --

17 ADMINISTRATOR PALLAS: I believe -- I'm not
18 going to say that that's 100% true. I've not
19 used the -- not had people comment in prior
20 meetings, so I didn't have to read them. I
21 can't -- I will not say with 100% certainty.
22 But, again, you are correct, that there will be a
23 public hearing as a followup to this at some
24 point, at which time any concerns from the public
25 would be heard.

1 MEMBER HAMMES: Paul, are you talking about
2 the comments that were submitted in writing prior
3 to the meeting, or are you talking about the
4 comments and questions that have been raised in
5 the chat function?

6 ADMINISTRATOR PALLAS: No, not -- the ones
7 that have been raised in the chat function that
8 have been coming.

9 CHAIRMAN FOOTE: Oh, okay, I'm sorry. I --
10 let me -- I'll scroll through it, then. Let me
11 just quickly. Hello. One thing --

12 ADMINISTRATOR PALLAS: It begins with the
13 comments timed stamped 4:36.

14 CHAIRMAN FOOTE: Okay. "I heard about a
15 buffer to the rear, but not about a buffer to the
16 south, as per code, for this very busy driveway.
17 I'd like that addressed." So could somebody
18 respond to that?

19 MS. BERRY: Sure, I can do that. There is
20 already a line of trees buffering the property to
21 the south that's actually wider than your code,
22 except right where there's the building. So we
23 haven't changed that, it's the way it is now,
24 because that's where the driveway entry is. So
25 we didn't change that. So there's a buffer for

1 about half of it, but not the roadside half.

2 MR. FINNEGAN: The neighboring building
3 essentially has a zero setback, so it is, you
4 know, as it is now on the plan.

5 CHAIRMAN FOOTE: So the next comment is,
6 "It does not show a buffer in front of the house,
7 wall and windows, just the existing fence and
8 plantings to the rear."

9 MR. SOKOL: Well, again, we have a -- you
10 know, there's a minimal setback. There are --
11 there's some vegetation surrounding the building.
12 We have it all around the perimeter of the
13 property, a little bit in the front, but I don't
14 know what buffer they would be referring to in
15 the front, generally.

16 CHAIRMAN FOOTE: Well, this is a comment
17 from Gwendolen Grocock, and I'll just -- she had
18 a followup comment. "I would like that
19 addressed," meaning the buffer comment. "Please,
20 perhaps you can circle back at some point. It is
21 a safety and privacy issue for my tenants." I
22 forget which she's -- I think there's a
23 four-tenant building just to the left. If you're
24 looking at the church site on Main Street, it's
25 the one to the left, I believe.

1 She goes on to say, "It is a safety and
2 privacy issue for my tenants. Plus, for so many
3 vehicles pulling in and out, I am concerned about
4 someone striking the house. It's a wood frame
5 historic house, as you all know, and a vehicle
6 like a dump truck striking it could literally
7 compromise the structural integrity. I do not
8 have the code in front of me, but a buffer will
9 be required."

10 So I don't know if anybody wants to comment
11 on that at this moment, or shall I just go on to
12 the other comments?

13 MR. FINNEGAN: Well, it is something that
14 can be discussed. It's up to the Planning Board,
15 and we'll take whatever feedback you offer and
16 consider it, but, as of now, the plan as written,
17 it isn't.

18 CHAIRMAN FOOTE: Marcia Kebbon asked, "What
19 about garbage, heating oil, food deliveries?"

20 MR. FINNEGAN: Kathy, you said the garbage
21 delivery was once a week?

22 MS. DEMEROTO: We get garbage pickup once a
23 week. And then, as I discussed earlier, as I
24 mentioned, in 2019, we had 15 Peapod deliveries
25 for the year, and 18 Long Island Cares deliveries

1 for the year.

2 CHAIRMAN FOOTE: Okay. What's the fuel
3 source, is it oil for this structure, do we know?

4 MS. BERRY: Yes, there -- wait a minute.
5 They were oil tanks, right?

6 MR. ARIIZUMI: Yeah, oil tank in the
7 basement.

8 MS. BERRY: Yes, there are oil tanks in the
9 basement.

10 CHAIRMAN FOOTE: Okay. Another comment
11 from Gwendolen Grocock. "I believe the impacts
12 are considerably larger than being represented.
13 We have seen the long food lines, and this sounds
14 like a lot of trucks."

15 She has another comment that says, "This is
16 about the site plan now, so they will save time
17 if the buffer situation is addressed, addressed
18 before formal submission."

19 MS. DEMEROTO: I just want to comment.
20 Obviously, we're in an unusual time during this
21 health and economic crisis, and we're seeing many
22 people that we've never seen before because of
23 unemployment. And so yes, our regular pantry
24 numbers for the last month have increased, but I
25 anticipate, as this resolves, that we'll go back,

1 and people are unemployed, we'll go back to our
2 normal numbers that we served in 2019.

3 CHAIRMAN FOOTE: Okay. Someone else asked,
4 maybe Mr. Brennan or Ms. Brennan, "To the Board,
5 please confirm, is the applicant submittal
6 materials, do they represent the current
7 proposal? Please clarify the date of the current
8 site plan."

9 MS. BERRY: The date of our latest one was
10 March 10th, 2020.

11 CHAIRMAN FOOTE: So that is your current
12 application; is that correct?

13 MS. BERRY: Yeah. And, actually, if you
14 look at the actual date with -- in the right
15 corner, it's actually 3/11/2020.

16 CHAIRMAN FOOTE: Okay.

17 MS. BERRY: But we'll take a look at that
18 comment. So, you know, whether we have another
19 version or not, we'll see what we can do to
20 address any issues.

21 CHAIRMAN FOOTE: Marcia Kebbon wrote, "I am
22 very concerned about the ability for large trucks
23 to make the turn into and out of the driveway. I
24 have seen trucks block both directions of traffic
25 on Main Street coming out of the current

1 driveway. They are not able to turn around, so
2 we're often blindly backing into Main Street with
3 cars, vans and bicycles traveling around the
4 corner of Sterling and Main. Is a traffic safety
5 study being made?"

6 MR. FINNEGAN: Well, we have not done a
7 traffic study. It was not a requirement of the
8 submission of the site plan application. But,
9 you know, I think those are issues that can be
10 dealt with through the process, if need be. I'm
11 not -- I'm not sure that the level of traffic in
12 and out of this property that has been described
13 would warrant that.

14 MS. BERRY: I'd like to add a comment. In
15 one version we moved the shed, and if we had done
16 that, there could have been more room for
17 maneuvering at the intersection corner. So if
18 that is a priority at the expense of parking
19 places, and/or an option of relocating the shed,
20 we could look at that. So I guess it's a matter
21 of priorities for the Village. Is the number of
22 parking places or the ability of the truck to
23 turn onsite a priority?

24 CHAIRMAN FOOTE: Both. One -- another
25 comment was, I think there -- I think the

1 confusion is the drawing in the current
2 application. Drawing A-01 is dated January 21.
3 So I take it that the -- there's -- you have this
4 more recent updated drawing. I'm not sure
5 that -- that's not -- has that been shared with
6 the public? I mean, is that something that's
7 available for the public to see? Paul, I guess
8 that's a question of you.

9 ADMINISTRATOR PALLAS: Yes. Mr. Chairman,
10 I just verified on the website. When we received
11 the plan, we did update on the agenda and on --
12 so on the -- on our Village website, under
13 Planning Board, the current plan dated 3/10 is,
14 in fact, available there.

15 CHAIRMAN FOOTE: Okay. Another comment,
16 Gwendolen Grocock, "I am adding for the record
17 that the downstairs rooms on that side of the
18 hour are children's bedrooms, and the house does
19 not have AC, so they need ventilation. They
20 can't keep their windows and curtains shut all
21 year long so people don't look or break in." I
22 guess it's more of a comment. I'm not sure how
23 you want to respond to that. Then --

24 MS. BERRY: She's talking about her house?

25 MEMBER HAMMES: Yes, she's talking about

1 the houses on the south --

2 CHAIRMAN FOOTE: Yeah.

3 MEMBER HAMMES: -- by -- that borders the
4 driveway.

5 MS. BERRY: Okay. So if we were able to
6 provide a buffer, then that would handle that,
7 right?

8 MEMBER HAMMES: Correct. I think her
9 position is that a buffer is required.

10 CHAIRMAN FOOTE: Yeah.

11 MS. BERRY: Okay.

12 MEMBER HAMMES: Under the code.

13 MS. BERRY: Right.

14 MEMBER HAMMES: I haven't checked it, but
15 that seems to be the position.

16 MS. BERRY: Okay.

17 CHAIRMAN FOOTE: A question to the Board.
18 "Do we have a Consulting Planner in this
19 meeting?" Paul, I don't think we do, right?

20 ADMINISTRATOR PALLAS: No, we do not. I'm
21 just trying to check if we had sent this to our
22 Planner. I'm just not sure. We certainly will
23 get comments back to the Board well in advance of
24 any hearing that may take place.

25 CHAIRMAN FOOTE: Okay. Another comment

1 from Marcia Kebbon. "I had a young woman land
2 her car in my driveway after hitting three trees,
3 a telephone pole and my hedge just shy of my
4 house. Gratefully, she was okay, but this is not
5 the first time this sort of accident has occurred
6 on this corner." I mean, this kind of reiterates
7 that there's definitely a concern about -- here
8 about the traffic issue, and we may -- we may, in
9 fact, as a Board want to recommend a traffic
10 study for this project.

11 MS. BERRY: Could I interject here, because
12 the use is relatively low. So could this be a
13 kind of start as an internal evaluation, like
14 observing how many people come in per day and
15 that type of thing, what percentage come by car
16 and the number of deliveries? Would that be a
17 good way to start?

18 CHAIRMAN FOOTE: Are you -- I'm not sure
19 what you're asking. Are you saying if and when
20 the application --

21 MS. BERRY: Because a traffic study,
22 basically, it's usually at intersections, and,
23 also, usually the usage is rather intense
24 compared to what's here. So what I'm suggesting
25 is maybe starting with an internal evaluation of

1 the traffic and the method of travel, the
2 frequency, the timing of when things usually
3 happen, so people get a real sense of the
4 activity.

5 Because I'm sure the -- I spent 11 years
6 working for the Department of Transportation and
7 have done a lot of work with transportation
8 studies, and I -- basically, there's not going to
9 be enough usage to have an impact. But analyzing
10 it and having the clear numbers for people, so
11 that they understand what's going on. And,
12 frankly, I think the issue of being able to turn
13 around is probably more critical than the number
14 in terms of traffic impact.

15 CHAIRMAN FOOTE: That seems reasonable to
16 me, if we can -- if we get enough -- like it goes
17 back to the request for a written layout of what
18 is being done there and the timing of everything.
19 I think that's certainly -- that will help go a
20 long way maybe to address that concern about
21 traffic. So I'm -- I think I'm -- I'm fine with
22 that. I don't know how the other Board members
23 feel, but I think that's fine.

24 MEMBER HAMMES: I agree.

25 MEMBER KYRK: Yeah, I agree. The numbers

1 are lower than I would have expected them,
2 frankly. I'd like to see them, and it would be
3 useful to let everybody else that's commenting
4 see them.

5 CHAIRMAN FOOTE: Okay. We continue to get
6 some other comments about that, about traffic,
7 and I think it -- you know, we don't need to
8 repeat them here.

9 One other person has asked, Mr. Brennan has
10 asked about confirming that we received his
11 letter. Just to answer you, Mr. Brennan, yes, we
12 have. It's part of -- the letter that you
13 submitted is just part of the public record. So,
14 you know, we appreciate your writing it.

15 I just want to kind of -- at this point, I
16 don't want this -- to turn this into a public
17 hearing. It's not a public hearing, and I think
18 if we keep going this route, it kind of has a
19 risk of becoming that, and that's really not what
20 we're here for today. So there'll be plenty of
21 opportunity for the public to speak at the public
22 hearing. So, at this point, I'm going to cut off
23 any further reading of these comments.

24 Does anybody else have anything else they
25 want to add at this point?

1 MS. BERRY: I'm --

2 MR. FINNEGAN: I would just -- go ahead.
3 Go ahead, Glynis.

4 MS. BERRY: I would request that you
5 forward the comments to me, so that -- you know,
6 we're going to look at the site plan to see how
7 we can best address issues that are raised. So
8 if you could forward the comments to us, so that
9 we can --

10 CHAIRMAN FOOTE: So the comments I've been
11 reading are from the chat line on this particular
12 call. I -- Paul, I assume everybody has access
13 to this chat.

14 ADMINISTRATOR PALLAS: I don't --

15 MR. FINNEGAN: We don't. None of us do, so
16 if there's any ability to --

17 CHAIRMAN FOOTE: I don't know, I don't know
18 how to forward them, but somebody --

19 MEMBER HAMMES: I don't know. They may
20 disappear once the call is cut off.

21 MR. FINNEGAN: Okay.

22 ADMINISTRATOR PALLAS: I will --

23 MR. FINNEGAN: I think we have -- I think
24 we have an idea of what they -- what they are in
25 general. If there's -- I assume people

1 will follow up in writing, and at the appropriate
2 time at a public hearing submit them.

3 But I think that it's worth mentioning a
4 couple of things, that, you know, we did reach
5 out and we have been sensitive to the concerns of
6 neighbors, and anticipated some of them and are
7 trying to address.

8 The CAST Board has spent two or three years
9 now trying to find a suitable location for this
10 operation, and this property seems to be perfect
11 for what they do for the Village and the Town.
12 So we're hoping that we can make this happen, and
13 obviously, will do our best to mitigate any
14 concerns that are raised. But with that, that
15 kind of concludes our comments.

16 MEMBER HAMMES: Paul. Paul just to
17 confirm, the letters that we've received have all
18 been provided to the CAST group?

19 ADMINISTRATOR PALLAS: I don't -- I don't
20 believe we've done that. We certainly can. A
21 lot of them came in within the last day or two,
22 but we can forward them out to the CAST
23 representatives.

24 CHAIRMAN FOOTE: Yeah, that's a good idea.

25 MEMBER HAMMES: Also, just so you know, you

1 can -- you can highlight all the chat, Paul, I
2 don't know if you want to do this or not, and
3 copy it into a Word document.

4 ADMINISTRATOR PALLAS: Yeah, I'm attempting
5 to do something like that as we speak.

6 MS. BERRY: And my other question is will
7 you be like moving on a denial so that we can go
8 to ZBA today?

9 ADMINISTRATOR PALLAS: The -- it really
10 depends on ultimately what this Board's decision
11 is now. If the Board wants to continue the
12 pre-submission, then no. But if the
13 pre-submission is considered concluded, then we
14 would -- and they -- and they refer it to ZBA, we
15 would then submit the Notice of Disapproval to
16 you as the applicant.

17 MS. BERRY: We'd appreciate it if you would
18 do that, that would be great.

19 MR. FINNEGAN: Okay.

20 CHAIRMAN FOOTE: I --

21 MR. FINNEGAN: Well, I guess it's the
22 Board's --

23 MEMBER HAMMES: Is there any reason not to
24 close the pre-submission hearing at this point?

25 CHAIRMAN FOOTE: I don't think so. I mean,

1 personally, I think that we -- there's been so
2 much time lost with the shutdown, it's in
3 everybody's interest to get this thing moving
4 forward to the next step and procedurally, and if
5 that's to refer it over to the Zoning Board at
6 this time, I would be in favor that.

7 And the only thing that I'd want to see if
8 we can do on the same track is to the extent that
9 any changes that you guys have already
10 acknowledged, like additional buffering, for
11 example, would -- somehow could be incorporated
12 pretty quickly, so that that can kind of be
13 reviewed as we go along?

14 MS. BERRY: Yes. Yes, we'll definitely do that.

15 CHAIRMAN FOOTE: Okay. So, yeah, I mean,
16 at this time, whatever I need to do formally to
17 refer it over to the Zoning Board, I propose that
18 that's what we do at this time. Do we have a
19 second on that motion?

20 MEMBER KYRK: Second. A second.

21 CHAIRMAN FOOTE: All those in favor? Aye.

22 MEMBER HAMMES: Aye.

23 MEMBER KYRK: Aye.

24 MEMBER COTUGNO: Aye.

25 CHAIRMAN FOOTE: So moved.

1 MR. CONNOLLY: And, Paul, we just need to
 2 make sure the Suffolk County Planning Commission
 3 gets a copy of the application.

4 CHAIRMAN FOOTE: Paul's on mute.

5 ADMINISTRATOR PALLAS: Sorry. I will make
 6 sure that happens on Friday.

7 MR. CONNOLLY: Okay, great.

8 CHAIRMAN FOOTE: Very good. Well, thank
 9 you, everyone, for participating on this
 10 application today. At this time, I move on --

11 MS. BERRY: Thank you

12 CHAIRMAN FOOTE: I move on to Item No. 5, a
 13 motion to adjourn. May I have a second?

14 MEMBER COTUGNO: Second.

15 CHAIRMAN FOOTE: All those in favor? Aye.

16 MEMBER COTUGNO: Aye.

17 MEMBER HAMMES: Aye.

18 MEMBER KYRK: Aye.

19 CHAIRMAN FOOTE: So moved. Thank you,
 20 everybody. Have a good day.

21 MS. DEMEROTO: Thank you.

22 MR. FINNEGAN: Bye-bye. Thank you.

23 (The meeting was concluded at 5:10 p.m.)

24

25

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1 Chat Log C:\Users\ppall\Documents\ChatLog
2 Village of Greenport Planning Board 2020_05_20
3 17_11.rtf

3 **observer1 (to Everyone):** 4:06 PM: Hello
4 **observer1 (to Everyone):** 4:07 PM: One thing you
5 could try is low definition camera so less
6 bandwidth
7 **observer1 (to Everyone):** 4:23 PM: Can I ask what
8 building this is? Google Earth shows "Front
9 Street Station".
10 **observer1 (to Everyone):** 4:24 PM: Is it possible
11 for someone to hold the site plan up to a camera
12 for a few seconds?
13 **Patricia Hammes (to Everyone):** 4:25 PM: It is the
14 building that used to be an antique store
15 **observer1 (to Everyone):** 4:25 PM: Ty
16 **Gwendolen Grocock (to Everyone):** 4:36 PM: I
17 heard about a buffer to the rear but not about a
18 buffer to the south as per code for this very
19 busy driveway. I'd like that addressed.
20 **Patricia Hammes (to Everyone):** 4:36 PM: I believe
21 the drawings show a buffer on the south side
22 **Gwendolen Grocock (to Everyone):** 4:38 PM: It
23 does not show a buffer in front of the house wall
24 and windows. Just the existing fence and
25 plantings to the rear.
26 **Gwendolen Grocock (to Everyone):** 4:45 PM: I
27 would like that addressed, please. Perhaps you
28 can circle back at some point. It is a safety and
29 privacy issue for my tenants. Plus with so many
30 vehicles pulling in and out, I am concerned about
31 someone striking the house. It's a wood frame
32 historic house as you all know, and a vehicle
33 like a dump truck striking it could literally
34 compromise the structural integrity. I do not
35 have the code in front of me, but a buffer will
36 be required.
37 **Marcia Kebbon (to Everyone):** 4:45 PM: What about
38 garbage, heating oil, food deliveries?
39 **Gwendolen Grocock (to Everyone):** 4:46 PM: I bel
40 **Gwendolen Grocock (to Everyone):** 4:47 PM: I
41 believe the impacts are considerably larger than
42 being represented. We have seen the long food
43 lines. And this sounds like a lot of trucks.
44 **Gwendolen Grocock (to Everyone):** 4:51 PM: This
45 is about the site plan now so they will save time
46 if the buffer situation is addressed before
47 formal submission
48 **Gwendolen Grocock (to Everyone):** 4:52 PM:

1 Exactly. It needs to be changed.
2 **Gwendolen Grocock (to Everyone):** 4:53 PM: 615
3 main
4 **brenn (to Everyone):** 4:54 PM: Board - Please
5 confirm is applicant's submittal materials
6 represent the 'current' proposal.
7 **brenn (to Everyone):** 4:56 PM: Applicant - please
8 clarify the date of the current site plan.
9 **Marcia Kebbon (to Everyone):** 4:57 PM: I am very
10 concerned about the ability for large trucks to
11 make the turn into and out of the driveway. I
12 have seen trucks block both directions of traffic
13 on Main Street coming out of the current
14 driveway. They are not able to turn around so are
15 often blindly backing into Main Street Street
16 with cars, vans and bicycles traveling around the
17 corner of Stirling/Main. Is a traffic safety
18 study being made?
19 **brenn (to Everyone):** 4:58 PM: Drawing A-01 is
20 dated 1/21/2020. A
21 **Gwendolen Grocock (to Everyone):** 4:58 PM: I am
22 adding for the record that the downstairs rooms
23 on that side of the hosue are children's bedrooms,
24 and the house does not have ac so they need
25 ventilation. They cant keep their windows and
curtains shut all year long. So people don't look
or break in.
brenn (to Everyone): 4:59 PM: Board- Do you have
a consulting Planner in this meeting?
Marcia Kebbon (to Everyone): 4:59 PM: I had a
young woman land her car in my driveway after
knocking out 3 trees, a telephone pole and my
hedge just shy of my house. Gratefully she was
ok, but this is not the first time this sort of
accu=ident has occured on this corner
Gwendolen Grocock (to Everyone): 5:01 PM: 615
mainstreet
Gwendolen Grocock (to Everyone): 5:01 PM:
Required by code with a setback.
Gwendolen Grocock (to Everyone): 5:02 PM: Light,
ventialtion, vehicle safety and privacy are my
concerns.
Marcia Kebbon (to Everyone): 5:03 PM: It's more a
study of the curent traffic on Main Street during
business hours and expected hours of operations.
brenn (to Everyone): 5:03 PM: Board - I
summarized my concerns about this proposal in a
letter dated May 18, 2020.
brenn (to Everyone): 5:04 PM: Board- Please
confirm that you have received my letter.

Patrick Brennan
620 First St
Greenport, NY 11944

Paul J. Pallas, P.E.
Village Administrator
Village of Greenport
236 Third Street
Greenport, NY 11944

February 4, 2020

Dear Mr. Pallas,

I understand that the Village of Greenport Planning Board will be holding a work session on February 6th, 2020 at 4:00PM. I have specific concerns about **Item No. 8 – 621 Main Street SCTM# 1001-2.-6-49.4**. Unfortunately, I will be traveling on the 6th and will not be able to attend the meeting. While I expect the Board will schedule a public hearing on the matter, please consider the following in the interim;

- Based on my understanding of the proposal, I believe the proposed activity is a substantially intensive use that is incompatible with the R-2 District in general, and the historic residential neighborhood bounded by Broad, Main, North, and First Streets, specifically.
- The Planning Board agenda describes a conversion of a “*former church*” to the applicant’s headquarters. However, this is inaccurate in that the proposed conversion is actually from a “*one-family dwelling*” to an eleemosynary or philanthropic use.
- The Planning Board agenda incorrectly indicates that a “Use Variance” is required, where “Conditional Use” approval is required. “Conditional Use” is subject to both Planning approval and compliance with Zoning Chapters 150-7, 150-8, 150-29, and 150-30. Because the subject property does not comply with the code, with respect to minimum lot size and setback requirements, Zoning Board of Appeals variances will also be required. Furthermore, I understand that Chapter 150-29 requires the Planning Board to hold a public hearing on the matter.

Thank you for your thoughtful consideration of my concerns.

Best regards,

Patrick Brennan

May 13th, 2020

Ms. Sylvia Pirillo, RMC
The Village of Greenport

Ms. Pirillo,

This letter is in reference to the meeting and application being presented by Mr. James Olinkiewicz regarding his home at 621 Main Street, Greenport, NY on May 14th, 2020.

I would like to petition the Planning Board and the Zoning Board on behalf of the neighbors to please consider and respond to our safety, traffic and environmental concerns regarding the appropriateness of this location for a (or any) proposed intensive, high-traffic use within our historic and residential neighborhood.

Please refer to the attached Concerned Neighbors Petition that is currently in circulation. We have 22 signatures and a diagram of the surrounding neighbors on Main Street, Sterling Street, Broad Street, 1st Street and North Street, who have currently either signed their names or have formally given permission to represent their concerns listed in the document.

The above, would allow what is currently a single family residence to be used as an intensive use proposal akin to a highly active commercial operation. This could potentially challenge both Area and Use variances.

Please note that Mr. Olinkiewicz was given approval just over two years ago by the Planning Board to divide the property purely for financial advantage and was given the right to do so as long as he maintained the property as a single family residence. To now reconsider this standing would undermine the determination of the board's prior rulings.

We look forward to an open discussion and due process in this matter.

Sincerely,

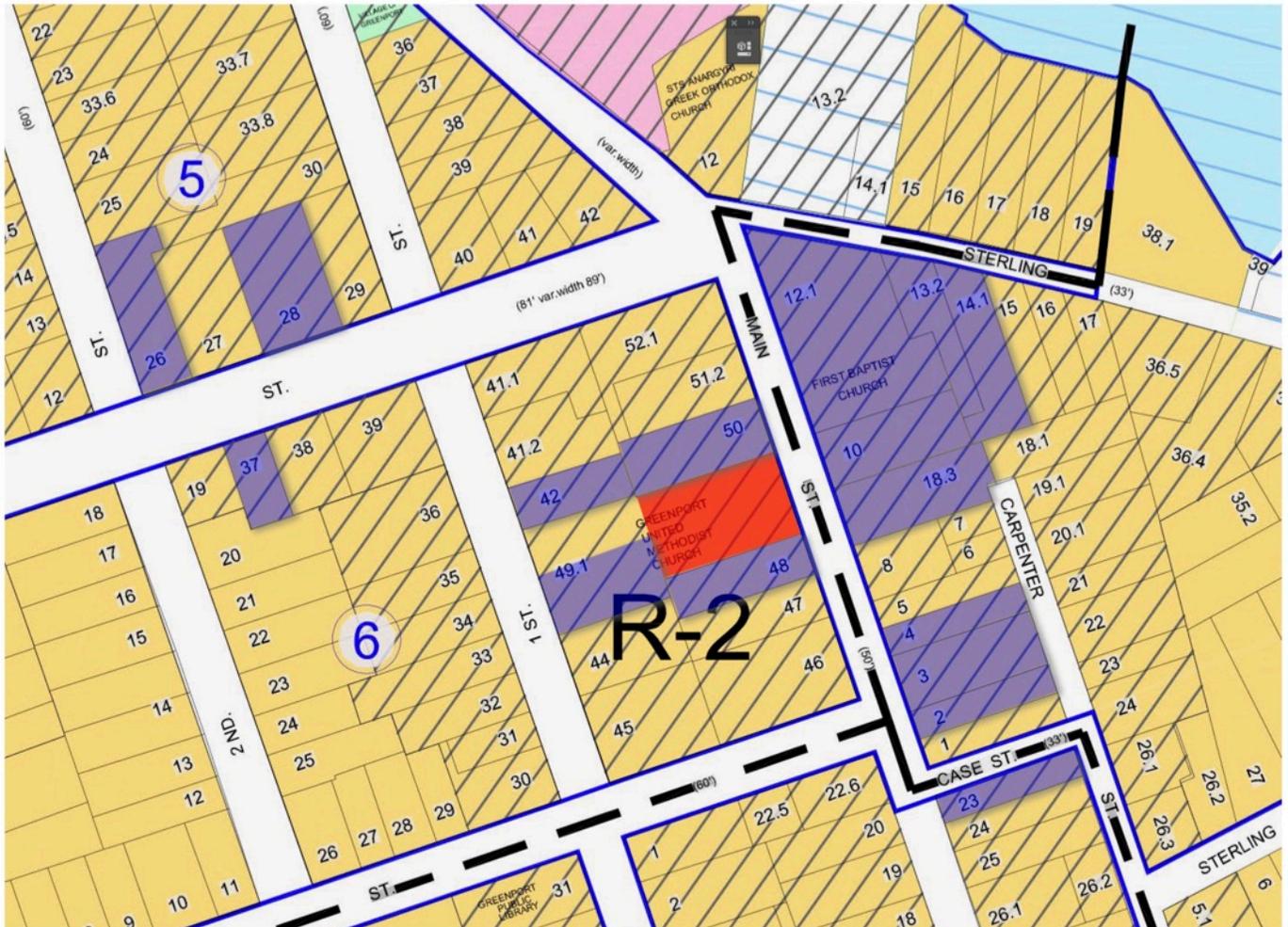


Marcia Kebbon
636 Main Street
Greenport, NY 11944

cc.

Mayor George Hubbard, Jr.
Paul J. Pallas, P.E.
Walter Foote
John Cotugno
Lily Dougherty-Johnson
Patricia Hammes
Reed Kirk
John Saladino
David Corwin
Dinni Gordon
Jack Reardon
Arthur Tasker

All properties represented in purple have currently signed the petition.



A copy of signatures is to follow:

CONCERNED NEIGHBOR PETITION

RE: 621 MAIN STREET (known as the FORMER Methodist Church)
HISTORIC DISTRICT, GREENPORT, NY
February 25th, 2020

ATTN: GREENPORT VILLAGE TRUSTEES, MEMBERS OF THE PLANNING BOARD, ZONING BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

We, the neighbors of 621 Main Street (a single family residence) in the Historic District of Greenport Village, petition the above to consider and respond to our safety, traffic and environmental concerns regarding the appropriateness of this location for a proposed intensive, high-traffic use within our historic and residential neighborhood.

This location is on the west side of a street with heavy traffic, and limited sight lines around a bend immediately to the north. It is a known accident "black spot" and speeding is common. The proposed use will involve pedestrians frequently crossing the street, either arriving/leaving on foot from the east sidewalk, or by parking vehicles on the east side of the street and crossing. These pedestrians, including children and the elderly, will likely be dropping off and picking up items, will be carrying large bags of supplies, and attending proposed community programs. There are a number of environmental impact concerns listed below.

1. Traffic and safety: Regular, south bound traffic traveling around the already dangerous bend of Main Street/Stirling/Broad Streets between 25-49 MPH shown on police traffic studies as well as three notable car crashes within 150 yards of the site.
2. Lack of ample parking in the rear of property and no dedicated street parking. Residents who regularly use the East side on-street parking in front of their nearby homes will be negatively impacted on Main/Broad, North and Stirling Streets.
3. No shoulders for passing vehicles or delivery trucks on either side. Trucks such as UPS, Fedex, Heating oil, postal delivery trucks, which do not customarily enter parking lots, will pull over onto the east and make package deliveries on foot, or illegally park on the west side.
4. The use will involve large delivery and garbage trucks turning in and out, likely at a 45 degree angle and likely in reverse, to access proposed loading area without a safe sightline.
5. As a church, there was NO vehicle access from the Main Road. Once converted to a single-family residence, a driveway onto Main Road was apparently allowed. Now, in converting to an intensive use, that residential driveway is proposed to be the sole access to the parking lot. It has never been subjected to code requirements for such use.
6. Environmental impacts: A. Idling trucks in historic, residential zone as well as directly next to bedroom windows of southern adjacent property. B. Garbage waste with larger amounts of use will be an environmental impact concern. C. The proposed parking lot will cause increased stormwater runoff further impacting adjacent properties already effected by this issue. D. Lack of property line buffering by a "substantial" fence/hedge as required by code.
7. We understand the proposed plan to be in violation of current and historic zoning in an R2 district in regards to Village Code 150-7 R1, B (150-29, 150-30; 1, 2, 3) in that the lot is 1/4 the required 1 acre requirement.
8. This proposed use would be a challenge to the agreement under Declarations of Covenants and Restrictions agreed to by The Planning Board and the developers who subdivided the property in November of 2017, and changed the use to make it a single family residence.
9. Within the code regarding Non-conforming uses (150-20) it states that after 1 year has passed unused the non-conforming use is not allowed to re-establish.
10. This change of status and use seems to necessitate consideration for not only an area variance but also a use variance.

In short, this is an intensive use akin to a commercial operation in the historic, residential district, at a location already known to be a traffic accident "black spot".

We look forward to an open discussion and due process in this matter, and request an independent traffic and parking study.

Signature	Full Name	Address	Email/Phone

Patrick Brennan
620 First St
Greenport, NY 11944

Walter Foote
Chairman
Planning Board
Village of Greenport
236 Third Street
Greenport, NY 11944

May 18, 2020

Dear Mr. Foote,

I understand that the Village of Greenport Planning Board will be holding a work session on May 20th, 2020 at 4:00PM. I have concerns about **Item No. 4 – 621 Main Street SCTM# 1001-2.-6-49.4**. Based on my understanding of the proposal, I believe the proposed activity is a substantially intensive use that is incompatible with the R-2 District in general, and the historic residential neighborhood bounded by Broad, Main, North, and First Streets, specifically.

In conducting the Pre-submission Conference, please consider the following;

AGENDA

The Planning Board agenda describes a conversion of a *“former church”* to the applicant’s headquarters. However, this is inaccurate in that the proposed conversion is actually from a *“one-family dwelling”* to an eleemosynary or philanthropic use.

The church stopped being a church when it stopped being used as a church. It is now a One-Family residence. The 2017 Planning Board minutes record property Owner’s assertion and Inspector Wingate’s determination of same, and confirm the building’s status as a residential structure.

APPROVAL PROCESS

I understand that “Conditional Use” approval is required for this project. “Conditional Use” is subject to both Planning approval and compliance with Zoning Chapters 150-7, 150-8, 150-29, and 150-30. Because the subject property does not comply with the code, with respect to minimum lot size and setback requirements, Zoning Board of Appeals variances will also be required. Furthermore, I understand that Chapter 150-29 requires the Planning Board to hold a public hearing on the matter.

COVENANTS & RESTRICTIONS

The subject property was created through subdivision in 2017, and was approved with Covenants & Restrictions (C&R) placed on all three residential lots (621 Main Street, 620 First Street, and 624 First Street). Although in an R-2 district (Two-Family zone), residences on lots created by this subdivision were restricted to One-Family residences.

The C&R is attached to the deed and runs with each property. The C&R document specifically limits the subject property to a One-Family residence, thereby prohibiting all other customary uses.

IMPACTS

The proposal will necessarily have numerous negative impacts, including; safety, quality of life, and environmental challenges. Insufficient lot size, poor access, and substandard set-backs will prevent successful impact mitigation efforts.

PRECEDENT SETTING

Approval of this project will negatively impact the 'R' districts, effectively weakening the protections afforded to our neighborhoods, while simultaneously devaluing the downtown CR District.

Non-Profit businesses are still businesses and as such engage in commercial activity, as defined by our code. The CR district is the most appropriate location for commercial activities.

Allowing commercial activities to migrate into the residential neighborhoods establishes a bad precedent.

CONCLUSION

CAST provides vital services for the entire North Fork community. And this has never been more evident than shown by the current public health crisis.

I would like to see CAST succeed and continue to realize its mission. But 621 Main Street is not the appropriate site for such a purpose. Applicant needs to be in a location where their activities are consistent and compatible with surrounding properties, unfettered by the constraints of operating in a residential neighborhood.

I hope the Board, in its deliberations, will carefully balance the appropriateness of the Applicant's request against the impact on our Village's neighborhoods and zoning districts. Thank you for your thoughtful consideration of my concerns.

Respectfully submitted,



Patrick Brennan

Cc. P. Pallas

This email is in response to Item #4 on the agenda of the upcoming Planning Board meeting which involves the site plan review application of CAST. This involves the conversion of the former Methodist church at 621 Main Street to CAST headquarters.

We have serious concerns and objections to this proposed sale to a commercial operation. The building in question is an owner-occupied single family residence in an R-2 district located in the historic district. Its conversion to a private residence negates its non-profit status. Its use as CAST's headquarters will have a negative effect on this quiet residential neighborhood.

We are concerned about the constant flow of pedestrian and vehicular traffic that will occur here as we see at CAST's current location. The five off street parking spaces currently on the site are not enough for CAST and clients. Delivery and garbage trucks have no parking and will have to park on the street impeding the flow of traffic on Main Street and hinder neighboring cars from entering and exiting their driveways.

As summer approaches Main Street sees an increased volume of pedestrians and vehicles which will add to the congestion in the area. The Board need to consider these facts in their discussion.

As homeowners we are concerned about our home's security and our own safety. we are also concerned about how our property and resale values will change as a result of having a commercial facility next door.

In summary, we oppose the sale of the former church to CAST or any other commercial operation.

Anthony and Margaret McDonald
629 Main Street

May 18, 2020

Village of Greenport Planning Board
236 3rd Street
Greenport, NY 11944

To be submitted for the pre-submission conference, and read into the record at the Planning Board meeting, May 20th, 2020. Item No 4.

Dear Members of the Planning Board,

This letter is in reference to the site plan application presented by Martin Finnegan, Esq., on behalf of Community Action Southold Town, with the permission of property owner James Olinkiewicz, regarding his owner occupied, SINGLE FAMILY RESIDENCE at 621 Main Street, Greenport, NY for pre-submission meeting on May 20th, 2020.

Please note, the subject property is incorrectly referenced in both the application by Martin Finnegan, Esq. and on the Planning Board agenda, as "the former Methodist Church." Being referenced in this way incorrectly portrays and misrepresents the legal designation as a *single family residence* in the R2 district and should furthermore, more correctly, be referred to as 621 Main Street.

In the fall of 2018, at the request of the current owner, Mr. Olinkiewicz, the Planning Board voted to allow the subdivision of the property under the explicit conditions that it remain a single family residence. The property was then subdivided into 3 lots and the church deconsecrated in order to enable the owner to sell each parcel individually for maximum personal profit. To be clear, it is no longer the same property it was prior to the subdivision and sale of the parking lot.

To the points above, the question I pose is this - is the Planning Board interested in overturning your own ruling from just over 2 years ago for Mr. Olinkiewicz's financial benefit for the second time?

Separately, I am unclear why the agenda states "*This property also requires an area variance and HPC approval.*" leaving out the possibility that it could potentially require a Use variance, which would be a determination made independently by the ZBA.

In short, the submission is for proposed intensive use akin to a highly active commercial operation in the historic, residential district, at a location already known to be a highly dangerous intersection with drivers regularly reaching speeds of 40-50 mph. This location is currently, and will continue to be, one of the highest traffic intersections in the Village and will be an extremely dangerous area of road for pedestrians walking with children and strollers, cars and truck traffic coming in and out or idling in front of the property because of the inability to make the turn into the proposed lot. CAST is currently, and will continue to be, arguably the most active venture in the village. This property is now under a half acre with planning for only 11 parking spots. CAST currently has parking for 9+ vehicles.

Please understand that I have personally supported CAST, met with Cathy Demerato and believe her to be a valiant and honorable steward. I believe that it is a valuable organization providing much needed services to our community. At the same time, I am very concerned that the proposed location is not the appropriate one for any operation of this magnitude. I understand they have had challenges finding an appropriate and affordable spot and are highly motivated to do so thanks to a grant with time limits ticking. This being said, it doesn't mean that this location is in the best interest of the neighborhood, the village or even, in the long term, the organization.

I believe, with involvement of the larger community, the village and perhaps other agencies, we could find far more appropriate and accessible location (or multiple locations) serving the diverse communities throughout the Town of Southold without such a large financial commitment for the physical space, substantial property maintenance on a yearly basis and general property upkeep to which I have concerns based on the state of their current premises...and all with limited options for future physical growth.

On a separate note, I understand that Lily Dougherty-Johnson is no longer working for CAST as of the end of April (less than a month ago) to pursue exciting new adventures. I believe that it is reasonable to presume that her previous employment and affiliation continues to put her in a sympathetic position towards CAST and Mr. Olinkiewicz and should therefore continue to be recused from voting on this agenda item moving forward.

See separate petition below with a request for a traffic and parking study to be made.

Sincerely,



Marcia Kebbon
636 Main Street
Greenport, NY 11944

C.c. Mayor George Hubbard, Jr.
Greenport Village Board of Trustees
Zoning Board of Appeals
Historic Preservation Commission

05/20/2020

RE: 621 Main Street, Item #4 on the agenda

Submitted by Marcia Kebbon, 636 Main Street, Greenport, NY

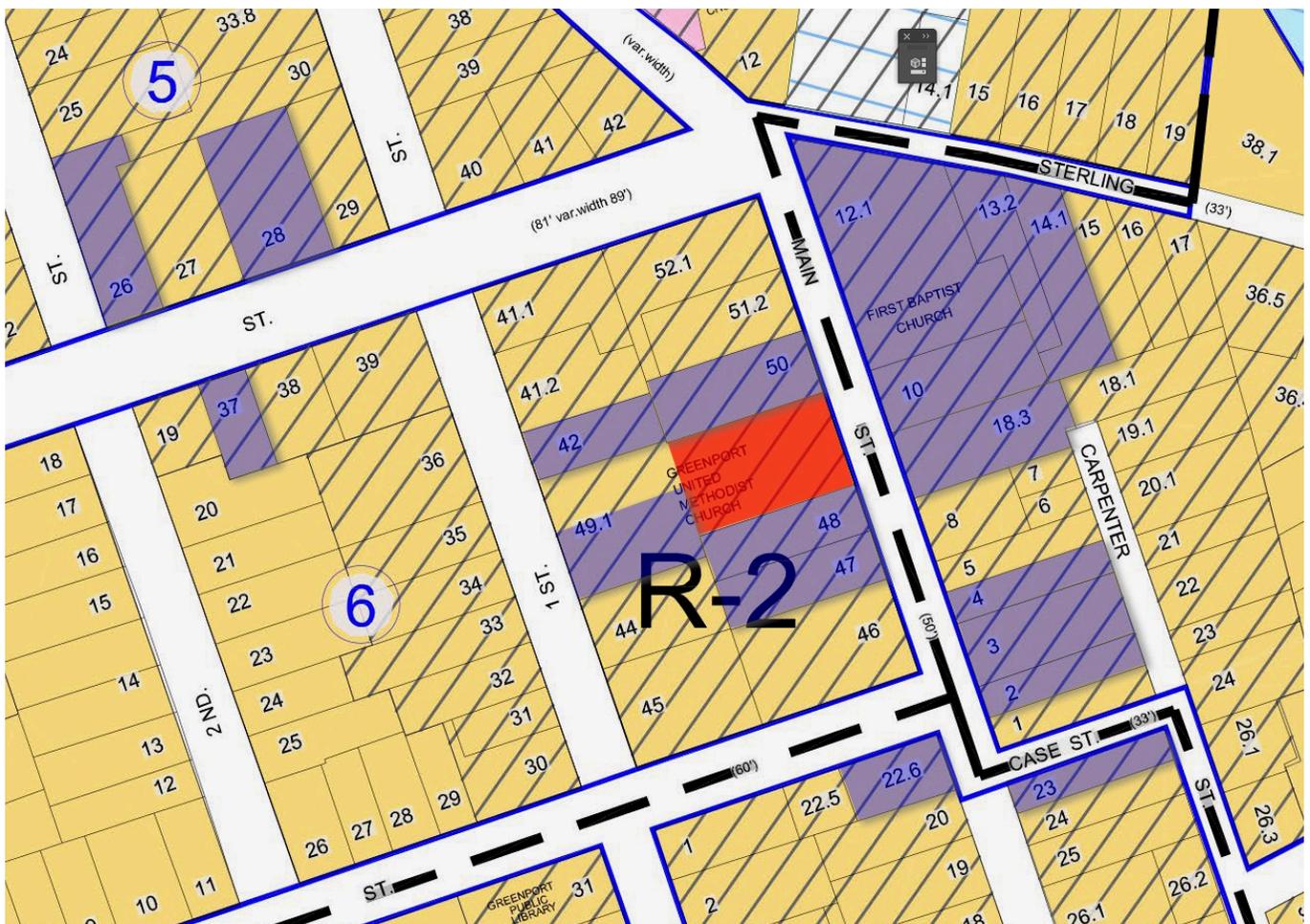
CONCERNED NEIGHBORS PETITION AND MAP FOR PRE-SUBMISSION MEETING:

Attached is a Concerned Neighbors Petition, plus a diagram of the immediate surrounding neighbors who are on this petition, to illustrate the high level of concern surrounding the property at 621 Main Street. This petition is still in circulation and continues to gain signatures.

We petition the Board of Trustees, the Historic Planning Commission, the Planning Board and the Zoning Board of Appeals to consider and respond to our safety, privacy, traffic and environmental concerns regarding the inappropriateness of this residence for an intensive, public, high-traffic use within our valuable historic and residential neighborhood.

We look forward to a transparent, open discussion and due process in this matter.

Sincerely, Concerned Neighbors of the Historic Village of Greenport



CONCERNED NEIGHBOR PETITION

RE: 621 MAIN ST
HISTORIC DISTRICT, GREENPORT, NY
February 25th, 2020

ATTN: GREENPORT VILLAGE TRUSTEES, MEMBERS OF THE PLANNING BOARD, ZONING BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

We, the neighbors of 621 Main Street (a single family residence) in the Historic District of Greenport Village, petition the above to consider and respond to our safety, traffic and environmental concerns regarding the appropriateness of this location for a proposed intensive, high-traffic use within our historic and residential neighborhood.

This location is on the west side of a street with heavy traffic, and limited sight lines around a bend immediately to the north. It is a known accident "black spot" and speeding is common. The proposed use will involve pedestrians frequently crossing the street, either arriving/leaving on foot from the east sidewalk, or by parking vehicles on the east side of the street and crossing. These pedestrians, including children and the elderly, will likely be dropping off and picking up items, will be carrying large bags of supplies, and attending proposed community programs. There are a number of environmental impact concerns listed below.

1. Traffic and safety: Regular, south bound traffic traveling around the already dangerous bend of Main Street/Stirling/Broad Streets between 25-49 MPH shown on police traffic studies as well as three notable car crashes within 150 yards of the site.
2. Lack of ample parking in the rear of property and no dedicated street parking. Residents who regularly use the East side on-street parking in front of their nearby homes will be negatively impacted on Main/Broad, North and Stirling Streets.
3. No shoulders for passing vehicles or delivery trucks on either side. Trucks such as UPS, Fedex, Heating oil, postal delivery trucks, which do not customarily enter parking lots, will pull over onto the east and make package deliveries on foot, or illegally park on the west side.
4. The use will involve large delivery and garbage trucks turning in and out, likely at a 45 degree angle and likely in reverse, to access proposed loading area without a safe sightline.
5. As a church, there was no adequate vehicle access from the Main Road as it was not to code. Once converted to a single-family residence in 2017, a driveway onto Main Road was apparently allowed. Now, in converting to an intensive use, that residential driveway is proposed to be the sole access to the parking lot. It has never been subjected to code requirements for such use.
6. Environmental impacts: A. Idling trucks in historic, residential zone as well as directly next to bedroom windows of southern adjacent property. B. Garbage waste with larger amounts of use will be an environmental impact concern. C. The proposed parking lot will cause increased stormwater runoff further impacting adjacent properties already effected by this issue. D. Lack of property line buffering by a "substantial" fence/hedge as required by code.
7. We understand the proposed plan to be in violation of current and historic zoning in an R2 district in regards to Village Code 150-7 R1, B (150-29, 150-30; 1, 2, 3) in that the lot is 1/4 the required 1 acre requirement.
8. This proposed use would be a challenge to the agreement under Declarations of Covenants and Restrictions agreed to by The Planning Board and the developers who subdivided the property in November of 2017, and changed the use to make it a single family residence.
9. Within the code regarding Non-conforming uses (150-20) it states that after 1 year has passed unused the non-conforming use is not allowed to re-establish.
10. This change of status and use seems to necessitate consideration for not only an area variance but also a use variance.

In short, this is an intensive use akin to a commercial operation in the historic, residential district, at a location already known to be a traffic accident "black spot".

We look forward to an open discussion and due process in this matter, and request an independent traffic and parking study.

Signature	Full Name	Address	Email/Phone
<i>Marcia Kobbon</i>	Marcia Kobbon	636 Main St	917 742 4002
<i>Gwen Grocock</i>	GWEN GROCOCK	615 MAIN ST	631-891-5597
<i>Margaret McDonald</i> <i>Anthony McDonald</i>	MARGARET McDONALD	629 MAIN ST	631-377-3040

Mitchell Pickman	Mitchell Pickman	187 Sterling St	917-882-0311
Karolina Peterson	Karolina Peterson	181 Sterling St	917 250 3181
Vincent Catalano	Vincent Catalano	181 Sterling Str	nina.karolinap@gmail.com 631 766 9311
THOMAS LAMOTHE	THOMAS LAMOTHE	654 Main St.	631-645-4120
Jeanette LaMothe	Jeanette LaMothe	654 Main St	631 645 4110 jeanettelamoth@gmail.com
KAREN POLLACK	KAREN POLLACK	630 1st St.	631-494-5996
Carol Neary	Carol Neary	111 Broad St.	cpn11@aol.com
Johelle Weber	Johelle Weber	604 Main St	646641-5578/jdmweber@meu1.com
George Liakas	George Liakas	616 Main St	917-748-3386
Smaragdi Magda Liakas	Smaragdi Magda Liakas	546 Main St	516-829-5056
Ken Loeb (renter)	Ken Loeb (renter)	610 Main St ^{Apt 2}	631-477-2775
LAWRENCE EVANS	LAWRENCE EVANS	629 MAIN ST	631 276 0534
CYNTHIA BRENNAN	CYNTHIA BRENNAN	670 First St.	CRBTJM@gmail.com
Latherine Lederer	Latherine Lederer	115 Broad St.	clederer125.yahoo.com
NEIL MARRS	NEIL MARRS	124 Broad St.	neilmarrs@yahoo.com
Mary Saetta	Mary Saetta	616 Main St	marysaetta@yahoo.com
Sharon + Bruce Grossman	Sharon + Bruce Grossman	630 Main St.	sharungrossman@aol.com
Asa Elmfors	Asa Elmfors	541 Main St. Greenport	asaelforseme.com
Iris Garrido	Iris Garrido	615 Main St	igarrido@hotmail.com
Anna Garrido	Anna Garrido	615 Main St	631-901-4726
Asa Elmfors	Asa Elmfors	604 Main St	917-459-0226
John & Barbara Ebeling	John & Barbara Ebeling	611 Main Street	jebeling@optimum.net

Dear Mr. Aurichio,

Please let me introduce myself. My name is John Ebeling. My wife, Barbara, and I are members of Stirling Rentals LLC, the owner of the premises at 611 Main Street, Greenport. We have been managing the four rental units at 611 Main for over 25 years, and we have continually maintained, repaired, and improved the premises as finances and time permit. A sorely needed paint job will finally be underway during the summer.

I recently became aware of the proposal to convert the single-family residence at 621 Main Street into the headquarters of Community Action Southold Town (CAST). It is this proposal that prompts me to write to you. Throughout my life I have always been a laissez-faire kind of guy. My philosophy is pretty much "live and let live." I do not believe in interfering in the lives or affairs of others and, conversely, I appreciate others not imposing their will upon me. But today I must voice my opinion regarding 621 Main Street.

I am confident that there will be attendees at today's meeting who will be in opposition to the CAST proposal, presenting cogent arguments as to why such a conversion should not take place. I will attempt to keep my "two cents" brief. 621 Main Street is a **one-family residence** in a **residential neighborhood** that lies within the **historic district** of Greenport Village. This is not the proper place to introduce a commercial enterprise. It is a **residential neighborhood**, and the residents of the area enjoy it as such. A commercial operation will bring noise, vehicular traffic, pedestrian traffic, litter, parking problems, etc., etc. that will serve to disrupt a tranquil neighborhood. While CAST is to be applauded for the admirable work that it does, placing its headquarters in the heart of an historic residential neighborhood is just plain wrong. We should not permit a commercial operation to exist within this residential area.

Thank you for your consideration.

John P. Ebeling

Patrick Brennan
620 First St
Greenport, NY 11944

Walter Foote
Chairman
Planning Board
Village of Greenport
236 Third Street
Greenport, NY 11944

May 18, 2020

Dear Mr. Foote,

I understand that the Village of Greenport Planning Board will be holding a work session on May 20th, 2020 at 4:00PM. I have concerns about **Item No. 4 – 621 Main Street SCTM# 1001-2.-6-49.4**. Based on my understanding of the proposal, I believe the proposed activity is a substantially intensive use that is incompatible with the R-2 District in general, and the historic residential neighborhood bounded by Broad, Main, North, and First Streets, specifically.

In conducting the Pre-submission Conference, please consider the following;

AGENDA

The Planning Board agenda describes a conversion of a “*former church*” to the applicant’s headquarters. However, this is inaccurate in that the proposed conversion is actually from a “*one-family dwelling*” to an eleemosynary or philanthropic use.

The church stopped being a church when it stopped being used as a church. It is now a One-Family residence. The 2017 Planning Board minutes record property Owner’s assertion and Inspector Wingate’s determination of same, and confirm the building’s status as a residential structure.

APPROVAL PROCESS

I understand that “Conditional Use” approval is required for this project. “Conditional Use” is subject to both Planning approval and compliance with Zoning Chapters 150-7, 150-8, 150-29, and 150-30. Because the subject property does not comply with the code, with respect to minimum lot size and setback requirements, Zoning Board of Appeals variances will also be required. Furthermore, I understand that Chapter 150-29 requires the Planning Board to hold a public hearing on the matter.

COVENANTS & RESTRICTIONS

The subject property was created through subdivision in 2017, and was approved with Covenants & Restrictions (C&R) placed on all three residential lots (621 Main Street, 620 First Street, and 624 First Street). Although in an R-2 district (Two-Family zone), residences on lots created by this subdivision were restricted to One-Family residences.

The C&R is attached to the deed and runs with each property. The C&R document specifically limits the subject property to a One-Family residence, thereby prohibiting all other customary uses.

IMPACTS

The proposal will necessarily have numerous negative impacts, including; safety, quality of life, and environmental challenges. Insufficient lot size, poor access, and substandard set-backs will prevent successful impact mitigation efforts.

PRECEDENT SETTING

Approval of this project will negatively impact the 'R' districts, effectively weakening the protections afforded to our neighborhoods, while simultaneously devaluing the downtown CR District.

Non-Profit businesses are still businesses and as such engage in commercial activity, as defined by our code. The CR district is the most appropriate location for commercial activities.

Allowing commercial activities to migrate into the residential neighborhoods establishes a bad precedent.

CONCLUSION

CAST provides vital services for the entire North Fork community. And this has never been more evident than shown by the current public health crisis.

I would like to see CAST succeed and continue to realize its mission. But 621 Main Street is not the appropriate site for such a purpose. Applicant needs to be in a location where their activities are consistent and compatible with surrounding properties, unfettered by the constraints of operating in a residential neighborhood.

I hope the Board, in its deliberations, will carefully balance the appropriateness of the Applicant's request against the impact on our Village's neighborhoods and zoning districts. Thank you for your thoughtful consideration of my concerns.

Respectfully submitted,

Patrick Brennan

Cc. P. Pallas