

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

7 Third Street Fire Station
 8 Greenport, New York

9
 10 June 6, 2019
 11 4:00 p.m.

12
 13 B E F O R E:

- 14 WALTER FOOTE - CHAIRMAN
- 15 LILY DOUGHERTY-JOHNSON - MEMBER
- 16 PATRICIA HAMMES - MEMBER
- 17 REED KYRK - MEMBER
- 18 JOHN COTUGNO - MEMBER (Absent)
- 19
- 20 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
- 21 PAUL PALLAS - VILLAGE ADMINISTRATOR
- 22 KRISTINA LINGG - CLERK TO THE BOARD

23
 24
 25

1 (The meeting was called to order at 4:03 p.m.)

2 CHAIRMAN FOOTE: Good afternoon. It's a
3 little after 4 p.m., June 6. This is a Village
4 of Greenport Planning Board work session meeting.

5 Item No. 1 is a motion to accept and
6 approve the minutes of the April 25th, 2019 and
7 the May 2nd, 2019 Planning Board meetings.

8 MEMBER HAMMES: Second.

9 CHAIRMAN FOOTE: Do I have a second?

10 MEMBER HAMMES: Second.

11 CHAIRMAN FOOTE: All those in favor?

12 MEMBER DOUGHERTY: Aye.

13 MEMBER HAMMES: Aye.

14 MEMBER KYRK: Aye.

15 CHAIRMAN FOOTE: Aye. The motion carries.

16 Item No. 2, a motion to schedule the
17 Planning Board regular session and work session
18 for a combined meeting for 4 p.m. on June 27th,
19 2019. May I have a second?

20 MEMBER HAMMES: Second.

21 CHAIRMAN FOOTE: All those in favor?

22 MEMBER DOUGHERTY-JOHNSON: Aye.

23 MEMBER HAMMES: Aye.

24 MEMBER KYRK: Aye.

25

1 CHAIRMAN FOOTE: Aye. The motion carries.

2 Item No. 3, for 48 Front Street.

3 Motion to accept the findings and
4 determination for 48 Front Street LLC, Greenhill
5 Kitchen. The property is located in the
6 Commercial Retail District. This property is not
7 located in the Historic District.

8 MEMBER HAMMES: Second.

9 CHAIRMAN FOOTE: We circulated the
10 resolutions to the Board, and I think all of you
11 had a chance to look at them, and I'd like to
12 move that we approve them. Do I have a second?

13 MEMBER HAMMES: Second.

14 CHAIRMAN FOOTE: All those in favor?

15 MEMBER DOUGHERTY-JOHNSON: Aye.

16 MEMBER HAMMES: Aye.

17 MEMBER KYRK: Aye.

18 CHAIRMAN FOOTE: Aye. The motion carries.

19 Item No. 4, 47 Front Street.

20 Motion to accept the findings and
21 determination for ASCM Property LLC, known as
22 formerly Deep Water Grill. The property is
23 located in the Waterfront Commercial District.
24 This property is not located in the Historic
25 District. Suffolk County Tax Map 1001-5.-4-19.

1 And I've -- we've circulated the
2 resolutions, and I'd like to know, at this time,
3 if you all have had the chance to review the
4 resolutions.

5 MS. DOUGHERTY-JOHNSON: Uh-huh.

6 MEMBER KYRK: Yes, I did.

7 CHAIRMAN FOOTE: And I'd like to move to
8 accept them. Do I have a second?

9 MEMBER HAMMES: Second.

10 CHAIRMAN FOOTE: All those in favor?

11 MEMBER DOUGHERTY-JOHNSON: Aye.

12 MEMBER HAMMES: Aye.

13 MEMBER KYRK: Aye.

14 CHAIRMAN FOOTE: Aye. The motion carries.

15 Item No. 5, 27 Front Street.

16 A pre-submission conference regarding a
17 site plan approval for Frisky Oyster, represented
18 by Owner, Eugene Avella. The applicant is
19 proposing interior renovations to accommodate
20 additional seating. The property is located in
21 the Waterfront-Commercial Retail District. The
22 property is not located in the Historic District.
23 It's at Suffolk County Tax Map No. 1001-5.-4-27.

24 Maybe the applicant would like to address us.

25 MR. AVELLA: Good evening. My name is

1 Eugene Avella. This is Robby Beaver, and this is
2 my Engineer, John Condon. And what we're
3 requesting --

4 CHAIRMAN FOOTE: I'm sorry. Could you also
5 provide your addresses for the minutes?

6 MR. AVELLA: Pardon me?

7 CHAIRMAN FOOTE: Provide your address for
8 the minutes, please.

9 MR. AVELLA: 27 Front Street, Greenport,
10 New York, 11944.

11 I'd like to have John, our Engineer,
12 discuss the seating arrangements with the plans
13 that he has put together and sent to the Board,
14 as well as everyone involved in the project.

15 MEMBER KYRK: I'm sorry. Maybe a little
16 bit louder, please.

17 CHAIRMAN FOOTE: Yeah, could you speak up a
18 little bit?

19 MR. CONDON: You want it louder?

20 (Laughter)

21 MEMBER KYRK: There you go.

22 MR. CONDON: The plans that you see that we
23 gave you are the existing conditions that are
24 there. There are approximately 76 seats in the
25 building. We were given notice recently that we

1 couldn't have more than -- what was it, 50?

2 MR. AVELLA: Forty-nine.

3 MR. CONDON: Forty-nine, okay? And the
4 reason for it was it required a fire sprinkler
5 system in order to go up to the 76. Fire
6 sprinkler system was installed, and we're just
7 waiting now for the actual connection to the fire
8 main. And that's where we stand right now. So
9 the interior renovation is basically to put in a
10 fire sprinkler system, and that's it.

11 CHAIRMAN FOOTE: Did you say the plans that
12 you submitted include the new proposed seating?

13 MR. CONDON: It's the existing seating and
14 the proposed seating.

15 MEMBER HAMMES: Yeah. So just to clarify,
16 it sounds like what you're saying is you're not
17 really changing the seating from what is there
18 now.

19 MR. CONDON: No.

20 MEMBER HAMMES: But the seating that's
21 there now has been determined to be
22 noncompliant --

23 MR. CONDON: Right.

24 MEMBER HAMMES: -- with certain regulations
25 that required you to have the sprinkler system.

1 MR. CONDON: That's correct.

2 MEMBER HAMMES: So you're seeking -- so
3 you're seeking a building permit for the
4 sprinkler system, which then has referred the
5 seating back to us.

6 MR. CONDON: Well, the sprinkler system has
7 already been installed, it's just a matter of now
8 connecting it to the water main.

9 CHAIRMAN FOOTE: And the Building
10 Department would like to speak on this?

11 ADMINISTRATOR PALLAS: Yes, just to serve
12 maybe some clarification. The -- we reviewed the
13 property file for this address, and it wasn't
14 clear that the existing seating that's been there
15 for, as far as we can tell, quite some time had
16 ever gone through a Planning review. When we got
17 the request for the building permit, that
18 triggered a review of the file, and we realized
19 that it wasn't 100% clear that it had been
20 formally approved, the site plan, as it sits
21 today. So the prudent course of action would be
22 to bring it here for you folks to review and take
23 whatever action you deem necessary.

24 CHAIRMAN FOOTE: Okay.

25 MR. CONDON: Yeah, there's no change in the

1 site plan.

2 CHAIRMAN FOOTE: The seating is not
3 changing from what it's currently used as?

4 MR. CONDON: That's correct.

5 MEMBER HAMMES: It sounds like, though,
6 what Paul is saying --

7 CHAIRMAN FOOTE: Yeah.

8 MEMBER HAMMES: -- is that maybe when this
9 was originally approved, a different seating
10 arrangement was approved. But, anyway, we are
11 where we are at this point, so.

12 CHAIRMAN FOOTE: How long ago did the
13 seating change?

14 MR. CONDON: I have no idea.

15 MEMBER HAMMES: It's been like that for a
16 really long time.

17 MR. BEAVER: It has been the same way since
18 2002, when it was opened.

19 CHAIRMAN FOOTE: Okay. Does anybody have
20 any questions or comments?

21 MEMBER HAMMES: No. I mean, I -- I go
22 there enough that I would say the seating hasn't
23 changed in a really long time.

24 CHAIRMAN FOOTE: Right.

25 MR. CONDON: That's right.

1 (Laughter)

2 MEMBER KYRK: I mean, just to be a nudge,
3 does all the seating conform to other regulations
4 and such? I mean --

5 ADMINISTRATOR PALLAS: With the exception
6 of the fire sprinkler, yes. Once the fire
7 sprinkler is completed, then the seating that
8 they are requesting and actually have used would
9 be approved.

10 MEMBER KYRK: Yeah.

11 CHAIRMAN FOOTE: Was there an ADA review
12 done on it as well?

13 ADMINISTRATOR PALLAS: There wasn't. I
14 don't think this -- the work wouldn't trigger
15 that, because it's a sprinkler. It doesn't rise
16 to the level of requiring that kind of review.

17 CHAIRMAN FOOTE: Okay. Is it A -- do you
18 have an ADA compliant bathroom?

19 MR. BEAVER: Both, yes.

20 CHAIRMAN FOOTE: For both, okay. Any other
21 questions, comments?

22 MEMBER KYRK: No.

23 CHAIRMAN FOOTE: Are you guys ready to take
24 a vote on this?

25 MEMBER HAMMES: I'm fine.

1 CHAIRMAN FOOTE: Okay. I move to --

2 MEMBER HAMMES: We're talking about a
3 hearing?

4 MR. CONNOLLY: Yeah, unfortunately, we
5 have to.

6 MEMBER HAMMES: Yeah, we have to schedule a
7 public hearing.

8 CHAIRMAN FOOTE: Oh, we need a public
9 hearing for this?

10 MR. CONNOLLY: Yes.

11 CHAIRMAN FOOTE: Okay. Sorry about that.
12 All right. Well, I move to schedule a public
13 hearing. Do I have a second?

14 MEMBER HAMMES: For the 27th?

15 MS. DOUGHERTY-JOHNSON: Second.

16 MEMBER KYRK: Aye.

17 MEMBER HAMMES: Second. Aye.

18 MS. DOUGHERTY-JOHNSON: Aye.

19 CHAIRMAN FOOTE: And that's for the end of
20 this month?

21 MEMBER HAMMES: Yeah.

22 MS. LINGG: Yes.

23 CHAIRMAN FOOTE: The time? Put it on the
24 calendar? Great. Thank you very much.

25 MR. CONDON: Okay.

1 MR. AVELLA: Thank you for your time.

2 CHAIRMAN FOOTE: Next item is Item 6, 110
3 South Street. Can we combine this into one --

4 MR. CONNOLLY: Yes.

5 CHAIRMAN FOOTE: -- with 112?

6 MR. CONNOLLY: Yes.

7 CHAIRMAN FOOTE: Yeah. And this is going
8 to be done concurrently with Item No. 7, which is
9 112 South Street. A pre-submission conference
10 regarding a site plan approval for 110 South St
11 Greenport Inc, and 622 Front St Greenport Inc,
12 represented by owner, James Olinkiewicz. This
13 application is proposing interior and exterior
14 renovations to accommodate the use of a retail
15 establishment. The property is located in the
16 Commercial Retail District. The property is not
17 in the Historic District.

18 There are two Suffolk County Tax Map
19 numbers. One is 1001-4.-6-34.6, the other is
20 1001-4.-6-32.

21 And is the applicant present?

22 MS. MOORE: I'm Patricia Moore, I'm not
23 Jimmy Olinkiewicz, as you can tell. I do
24 represent Mr. Olinkiewicz. He is in Europe
25 participating the -- in the Normandy programs, so

1 he asked me to be here on his behalf.

2 I was here early on, during the first, very
3 first pre-submission, before we went to the
4 Zoning Board of Appeals; completed the process
5 with the Zoning Board of Appeals to allow for
6 this, taking the existing building and placing a
7 wall separating the buildings along the tax map
8 property line, and then combining the parking
9 area, which is shown on the site plan. That is
10 presently a parking area that is going to
11 continue to be in place, with some additional
12 plantings and green space.

13 But there is a dedicated -- let me get this
14 correct. There are two, two spots that are
15 designated in this parking area for the
16 apartments on 110, and two parking spots that are
17 designated for 112. There is also a -- one
18 handicapped space that was provided right at the
19 front of where the cars are right along --
20 closest to South -- to the South Street.

21 So we're -- he's trying to wrap up the
22 entire project at this point. So, if you have
23 any questions or you want any changes to the site
24 plan, you let me know and we'll -- I'll ask him
25 to provide it.

1 MEMBER HAMMES: So I know the Zoning Board
2 resolution hasn't been issued yet, but I think it
3 would be helpful to understand some of what they
4 approved. I guess the -- there were some issues
5 with the setback and the parking; is that what
6 was approved by them?

7 MS. MOORE: No. Well, no.

8 MR. CONDON: It was setback and coverage,
9 lot coverage.

10 MS. MOORE: I'm sorry?

11 MEMBER HAMMES: Setback and --

12 MR. CONNOLLY: It was setback and lot
13 coverage.

14 MEMBER HAMMES: Okay.

15 MS. MOORE: Yes, but the buildings, nothing
16 to do with parking.

17 MR. CONNOLLY: Yeah.

18 MS. MOORE: Yeah.

19 MEMBER HAMMES: And there -- and were there
20 any conditions placed on that approval?

21 MS. MOORE: It was voluntarily conditioned
22 that we would provide the two parking spaces for
23 the apartment. Each of these units, 110 and 112,
24 each has an apartment above, and the parking
25 is -- we have some allocation of the parking to

1 the apartments, so --

2 MEMBER HAMMES: And currently, what --
3 currently, is there one apartment in each or --

4 MS. MOORE: It's -- I'm trying to remember
5 if there's two apartments existing. It's a --
6 it's very mishmash, because it's really a house
7 that's been cut up, so I don't -- I went through
8 there, but I -- I know that there are at least
9 two apartments.

10 MEMBER HAMMES: So the end result, though,
11 it looked like to me, and I looked at this
12 briefly yesterday, is two apartments on one side,
13 one apartment on the other side, and the retail
14 on the first floor of both buildings?

15 MS. MOORE: First floor retail, correct,
16 yeah.

17 MR. CONNOLLY: I believe it might be -- the
18 Zoning Board approved two apartments in each
19 unit.

20 MS. MOORE: Yes.

21 MR. CONNOLLY: One unit -- one building is
22 going to have two two-bedroom apartments, and the
23 other is two one-bedroom apartments.

24 MS. DOUGHERTY-JOHNSON: Okay. So one
25 parking space per apartment?

1 MS. MOORE: Yes.

2 MEMBER HAMMES: And those will be
3 identified?

4 MS. MOORE: They can by way of like a badge
5 or something so that it's dedicated. It really
6 will depend, because if the occupant of the -- of
7 the apartment doesn't have a car, it would not
8 make sense to allocate one space for somebody who
9 doesn't own a car. So I think that there is some
10 flexibility there among the parking spaces. I
11 don't know that you care to allocate it that
12 closely. It would seem to me that onsite, it
13 would really depend on the -- what would make
14 sense.

15 CHAIRMAN FOOTE: What is the proposed
16 retail use going to be?

17 MS. MOORE: He -- to my knowledge, there is
18 no one yet who's signed a lease, so I don't know
19 the answer. Whatever zoning would allow, so.

20 MS. DOUGHERTY-JOHNSON: And it's two
21 separate retail spots, right?

22 MS. MOORE: There are two separate --

23 MS. DOUGHERTY-JOHNSON: One for each
24 building?

25 MS. MOORE: Yes, because, remember, there

1 are two separate properties.

2 MS. DOUGHERTY-JOHNSON: Right.

3 MS. MOORE: So --

4 CHAIRMAN FOOTE: Is there any requirement
5 under the building code for where you have
6 residential on the second floor and retail on the
7 first for sprinklers? Is it only triggered by
8 like a restaurant or --

9 ADMINISTRATOR PALLAS: No. It's mixed.
10 It's mixed use, it would require a sprinkler
11 system, as I --

12 CHAIRMAN FOOTE: So does this require a
13 sprinkler system.

14 ADMINISTRATOR PALLAS: Yes, a mixed use
15 building does require a sprinkler system.

16 CHAIRMAN FOOTE: Okay. Is there sprinkler
17 system being --

18 MS. MOORE: Well, it's really new
19 construction, so whatever the Building Department
20 requires, they're going to include.

21 CHAIRMAN FOOTE: Okay.

22 ADMINISTRATOR PALLAS: That would be, yes.

23 MS. MOORE: Yeah.

24 CHAIRMAN FOOTE: And if it turns out that
25 they -- a retail establishment wants to be like a

1 restaurant, which I don't think it will, but if
2 it did, there would be a separate application for
3 that, for that usage? If we approve this today,
4 or, you know, if it gets through approval after
5 the public hearing, would that -- if there's a --
6 does that approve any use?

7 MEMBER HAMMES: A restaurant is a permitted
8 use in Commercial Retail, it would be required,
9 right?

10 ADMINISTRATOR PALLAS: Yeah. If it's a
11 permitted use, once -- once it's built out, if
12 it's a permitted use, I don't -- unless they're
13 doing structural work subsequent to what's
14 already permitted, I don't believe that it would
15 come back here. If they do require a building
16 permit --

17 CHAIRMAN FOOTE: Okay. Well, they'd have
18 to, because they'd have to build a kitchen and
19 all that stuff, so yeah.

20 ADMINISTRATOR PALLAS: Understood. Yeah,
21 that's --

22 CHAIRMAN FOOTE: Okay. Great.

23 ADMINISTRATOR PALLAS: Typically, yes.

24 CHAIRMAN FOOTE: Does anybody else have any
25 questions or comments?

1 (No Response)

2 CHAIRMAN FOOTE: So I think we're ready to
3 schedule a public hearing for this as well? Do
4 we have room on the docket for the end of the
5 month?

6 MS. LINGG: Yes.

7 CHAIRMAN FOOTE: It's going to be a long
8 meeting. Okay. Let's do that, let's schedule it
9 for then.

10 MS. MOORE: Thank you.

11 CHAIRMAN FOOTE: Thank you. Okay.

12 MEMBER HAMMES: Second.

13 (Laughter)

14 CHAIRMAN FOOTE: Do we need to go through a
15 formal -- I'm sorry. Okay. I move that we
16 schedule it for the end of the month. Second?

17 MEMBER HAMMES: I second.

18 CHAIRMAN FOOTE: All those in favor?

19 MEMBER DOUGHERTY-JOHNSON: Aye.

20 MEMBER HAMMES: Aye.

21 MEMBER KYRK: Aye.

22 CHAIRMAN FOOTE: Aye. Okay, motion
23 carries.

24 MS. MOORE: So that would be the July --

25 MEMBER HAMMES: The June 27th.

1 MS. MOORE: June 27th?

2 CHAIRMAN FOOTE: Yeah. It's the early bird
3 special.

4 MS. MOORE: Wonderful, great. Oh, it's
5 going to be at 4?

6 CHAIRMAN FOOTE: Yeah.

7 MEMBER HAMMES: It's going to be a combined
8 work and --

9 CHAIRMAN FOOTE: Right.

10 MEMBER HAMMES: Right, yeah.

11 CHAIRMAN FOOTE: Okay.

12 MS. MOORE: Thank you.

13 CHAIRMAN FOOTE: Item No. 8 --

14 ADMINISTRATOR PALLAS: Mr. Chair, if I --
15 may I, just a clarification. Can I combine that
16 as a single hearing for both properties, or
17 should I -- should we set two separate hearings?

18 MR. CONNOLLY: At the hearing, it could be
19 held as one, but on the agenda item, it should be
20 two separate.

21 ADMINISTRATOR PALLAS: Two separate, so it
22 would be two legal notices.

23 MR. CONNOLLY: Two legal, yup.

24 MS. MOORE: Yeah, two posters, okay.

25 MR. CONNOLLY: Yeah.

1 CHAIRMAN FOOTE: Okay. Item No. 8,
2 326 Front Street.

3 Continued pre-submission conference
4 regarding a site plan approval for ANVK Holdings
5 Trust, the Greenporter Hotel, represented by
6 Architects Hideaki Ariizumi and Glynis Berry.
7 The applicant is proposing to amend the site plan
8 with an addition, to accommodate a new lobby and
9 a third floor. The property is located in the
10 Commercial-Retail District. The property is not
11 located in the Historic District. It's at
12 Suffolk County Tax Map No. 1001-4.-8-29, and 30,
13 and 31.

14 Does anybody here want to speak on behalf
15 of the applicant?

16 MS. RIVERA-PITTORINO: I last -- for the
17 last meeting, I --

18 MS. BRAATEN: Can you give your name and
19 address?

20 MS. RIVERA-PITTORINO: Sure. My name is
21 Deborah Rivera-Pittorino from Greenporter Hotel,
22 326 Front Street.

23 For the last meeting, I arrived late, so I
24 know there were some questions that I wasn't able
25 to answer for you regarding the use of the

1 breakfast room and a couple of other things, so,
2 I didn't know if you wanted to bring this up now.

3 CHAIRMAN FOOTE: I'm sorry. Can you speak
4 up a little bit? We're having trouble hearing
5 you.

6 MS. RIVERA-PITTORINO: Sure, okay. A
7 friend of mine gave me notes from the last
8 hearing that there were some questions that
9 needed to be answered and they were about use of
10 the breakfast room for events.

11 MEMBER HAMMES: Yeah, I had -- I had
12 actually asked that question.

13 MS. RIVERA-PITTORINO: Okay, sure, sure,
14 sure. Okay.

15 MEMBER HAMMES: I was just trying to
16 clarify, because I had understood you were kind
17 of allocating or trying to make the argument
18 about parking based on the fact that the
19 restaurant wasn't really being open to the
20 public. And so that kind of minimized it, the
21 need -- the need for parking, because the
22 restaurant wasn't open.

23 And so my question was, you know, I know
24 you use the breakfast room for clients, I mean,
25 for, you know, people that are staying there.

1 Is -- and then I had asked the question of,
2 presumably, my question -- that's probably not
3 the right word, because I'm then giving you the
4 answer that expect you'll give me.

5 (Laughter)

6 MEMBER HAMMES: But the question was would
7 you be using that area at all to host something
8 that might be related to guests at the hotel, but
9 where outside people might come, the obvious
10 example being a wedding, or somebody wanted to
11 have a rehearsal, reception, or something, or
12 maybe everybody wasn't staying at the wedding.
13 So that was really what the question was.

14 MS. RIVERA-PITTORINO: Sure, sure. We do
15 have rehearsal dinners there, I don't know, maybe
16 like five per year, and sometimes people that
17 aren't staying at the hotel do come. We've never
18 run out of parking as a result. Usually, they
19 walk from a nearby -- we always encourage people
20 to stay in Greenport so that everyone can walk to
21 each other. So like this past weekend, we had a
22 rehearsal dinner there, and some -- most of the
23 people that were there were staying at the hotel,
24 but there were people that were staying at -- I
25 know a lot of the family rented houses for the

1 weekend and on the other side of town, so they --
2 they didn't want to have to walk to the hotel, so
3 did park there. But we didn't run out of
4 parking, and none of them had to park on the
5 street. We valet park any time there's an event.
6 But, I mean, it's really not very often that that
7 happens, but it does happen sometime.

8 MEMBER HAMMES: Yeah, but -- so the answer
9 is, is that there are certain limited events
10 where there might be people in the restaurant
11 area that are not staying at the hotel.

12 MS. RIVERA-PITTORINO: Yes.

13 MEMBER HAMMES: And that would just beg the
14 question of whether there was any for parking for
15 that.

16 MS. RIVERA-PITTORINO: Yeah.

17 MEMBER HAMMES: Okay.

18 MS. RIVERA-PITTORINO: And sometimes we
19 will do like a fundraiser --

20 MEMBER HAMMES: Yeah, yeah.

21 MS. RIVERA-PITTORINO: -- for like a local
22 charity or something, and, obviously, it's people
23 from the community coming and they're not staying
24 at the hotel.

25 MEMBER HAMMES: Yeah. I just wanted to

1 clarify that on the record, so.

2 MS. RIVERA-PITTORINO: Oh, sure, sure. I
3 didn't know if there were any other questions
4 about the events.

5 MEMBER KYRK: Yeah. Just out of curiosity,
6 when there's valet parking, where do the cars get
7 parked?

8 MS. RIVERA-PITTORINO: In the parking lot.
9 They all get parked in the parking lot.

10 MEMBER KYRK: Okay.

11 MS. RIVERA-PITTORINO: Uh-huh. What we do
12 is we have -- yeah, they all get parked in the
13 parking lot. And this weekend we did have --
14 like I said, there were -- a lot of the family
15 members had rented houses for the weekend on the
16 other side of town. Some of them were elderly
17 and they didn't want to have to walk to the
18 hotel.

19 MR. KYRK: Sure.

20 MS. RIVERA-PITTORINO: So we let them park
21 in our parking lot.

22 MEMBER KYRK: Okay. All right. Thank you.

23 MS. RIVERA-PITTORINO: But everyone did
24 stay in the parking lot, and we have -- we have a
25 very good relationship with neighbors across the

1 street, and we've never had to use any of their
2 parking. And our customers don't like to park on
3 the street, and we've never had to have them park
4 on the street, even when the restaurant was open.

5 MEMBER KYRK: I see. Thank you.

6 MS. RIVERA-PITTORINO: Okay?

7 MEMBER HAMMES: I'm sure this is back in
8 the various plans, and it may even have been
9 addressed at one of the earlier meetings, but
10 you I think currently have two parking spots for
11 Hertz Rental Cars there. That is going to be
12 maintained going forward?

13 MS. RIVERA-PITTORINO: You know, honestly,
14 we don't have to maintain it. The funny thing
15 is, is we got the Hertz Rental Car for our
16 guests, but it's the locals that use it mostly.
17 So if you guys want us to get rid of it, I mean,
18 we would get rid of it, yeah.

19 MEMBER HAMMES: No, I was just kind of -- I
20 couldn't remember whether you had calculated
21 that --

22 MS. RIVERA-PITTORINO: Yeah.

23 MEMBER HAMMES: -- with the parking or not.
24 That was really my question.

25 MS. RIVERA-PITTORINO: Yeah, yeah. It's

1 really more people are using it in the area for
2 dropoff, and then they're -- you know, they're
3 turned around. But, yeah, if --

4 MS. DOUGHERTY-JOHNSON: Is that counted as
5 a parking space, though?

6 MS. RIVERA-PITTORINO: It's a good
7 question.

8 MS. BERRY: I can answer that.

9 MS. RIVERA-PITTORINO: Oh, you can answer
10 that? Great.

11 MS. BERRY: I separated it.

12 MS. RIVERA-PITTORINO: Okay, great.

13 MEMBER HAMMES: Okay. That's what I
14 couldn't remember, so thanks.

15 MS. RIVERA-PITTORINO: Are there anymore
16 questions about uses or -- or, you know, I'll
17 just sit here in case you have any.

18 CHAIRMAN FOOTE: Have you guys seen the
19 plan review and --

20 MS. BERRY: I did.

21 CHAIRMAN FOOTE: Okay.

22 MS. BERRY: I have comments on that.

23 CHAIRMAN FOOTE: Are you responding to
24 those comments?

25 MS. BERRY: Yeah.

1 CHAIRMAN FOOTE: Okay, good.

2 MS. BERRY: Okay. First of all, in
3 response to some of the comments last --

4 CHAIRMAN FOOTE: I'm sorry. You should
5 announce yourself.

6 MS. BERRY: Oh, Glynis Berry with Studio
7 A/B Architects.

8 CHAIRMAN FOOTE: Thank you.

9 MS. BERRY: In response to last month's
10 meeting, we submitted the planting plan that was
11 requested. We also revised the site plan. We
12 widened the access a little bit. It probably
13 just helps with the dropoff more.

14 And in the end, we have 31 parking spaces,
15 two of which are accessible. One of the
16 accessible ones we're asking to be the same as
17 the loading, because they only have deliveries a
18 couple of times a month, and they do have the
19 option of the valet, so if there is an issue,
20 they can handle that. And then there are two
21 extra spots, which are currently used for the
22 rental. So it's either 31, if you count -- if
23 you don't count the rental, and 33, if you do
24 count the rental

25 MS. DOUGHERTY-JOHNSON: Is there still an

1 electric vehicle charging spot, also?

2 MS. RIVERA-PITTORINO: Yes, that's only for
3 guests of the hotel.

4 MS. DOUGHERTY-JOHNSON: But it's not
5 counted as one of the spots?

6 MEMBER HAMMES: Is that one of the 31
7 parking spaces?

8 MS. RIVERA-PITTORINO: That's a good
9 question. I don't know. Did you count the
10 charging station as a parking spot?

11 MS. BERRY: If -- is that by the stairway?

12 MS. DOUGHERTY-JOHNSON: It's by the Hertz
13 Rental Car.

14 MS. RIVERA-PITTORINO: Yeah, by Hertz.

15 MS. BERRY: Yeah. If it was by the stair,
16 I didn't count it, I left that blank. Now,
17 actually, that's replaced by the handicapped.

18 MS. DOUGHERTY-JOHNSON: So meaning there
19 won't be an electric vehicle charging spot?

20 MS. BERRY: Or we'll have to adapt that.
21 That's a good question.

22 MS. RIVERA-PITTORINO: Yeah, that's a good
23 question.

24 MS. BERRY: Yeah. That's a --

25 MS. RIVERA-PITTORINO: Again, we don't have

1 to have it. If it bothers people, we'll get rid
2 of it. It's not a big deal. It's not a
3 deal-breaker for me.

4 MS. BERRY: The hard part was providing the
5 handicapped, which is why it wasn't in the
6 approved plans before. They let them not have
7 it, but, you know, we -- it's a different age, so
8 we know that's needed.

9 In response to the consultant's comments --
10 oh, first of all, we also gave you a lot of
11 views --

12 CHAIRMAN FOOTE: Yeah.

13 MS. BERRY: -- from all different angles.

14 CHAIRMAN FOOTE: Right, those were very
15 helpful. Thank you.

16 MS. BERRY: Yeah. Unfortunately, the
17 prints don't show the same color as what was
18 developed on the computer. I don't know what
19 happened, so you'll have to give us the benefit
20 of the doubt, or let -- we sent a digital copy,
21 so maybe if you look at that, you'll get a better
22 sense of the real color.

23 So I think it shows that there's very
24 little impact. And, also, the south facade has
25 setbacks, so you're not feeling like there's a

1 big building looming over you. So --

2 CHAIRMAN FOOTE: When you say the setbacks,
3 are you talking about on the different floors
4 or --

5 MS. BERRY: On the third floor --

6 CHAIRMAN FOOTE: Yeah.

7 MS. BERRY: -- in the front --

8 CHAIRMAN FOOTE: Yeah.

9 MS. BERRY: -- over the lobby, that's set
10 back.

11 CHAIRMAN FOOTE: Right.

12 MS. BERRY: So it feels like it's two
13 stories.

14 CHAIRMAN FOOTE: Okay.

15 MS. BERRY: So when you look at --

16 MEMBER HAMMES: Yes.

17 CHAIRMAN FOOTE: -- elevation, you see the
18 three story. But if you stand --

19 MEMBER HAMMES: She's saying this is set
20 back from that, so it looks more like two
21 stories, because that's set back.

22 CHAIRMAN FOOTE: Right.

23 MS. BERRY: Yeah.

24 MEMBER HAMMES: So it doesn't --

25 MS. BERRY: And that, between some of the

1 awnings and that, I think you'll find that it
2 doesn't have that bulky sense.

3 In response to the consultant's comments,
4 we have a number of things. Normally, the
5 Planning Board doesn't require a lot of plans it
6 was asking for, like reflected ceiling plans, and
7 a full fire suppression plan. These are part of
8 the building application. And we will actually
9 work with a specialist in the fire suppression
10 system at that time.

11 So I -- I was -- I have a lot of experience
12 with planning reviews. I was on the County
13 Planning Commission for three years, and also
14 acted as a consultant, and I've never seen that
15 requirement for a planning review. So I think we
16 will -- what you need to know is that we will
17 provide a fully sprinklered building, and it will
18 be to code. We'll work with whatever and it will
19 be to code.

20 CHAIRMAN FOOTE: Okay.

21 MS. BERRY: But we did -- they asked for an
22 egress plan, and we just submitted that, and it
23 complies with code. I guess he wanted
24 confirmation that, you know, it was compliant.
25 So we just submitted that, and I believe you'll

1 find we're to code.

2 Another thing that was mentioned -- oh --
3 mentioned was, well, relative to the fire code
4 issue, the building has very wide access on two
5 sides, which is extremely good. And it's also on
6 a corner parcel, so that means you have access
7 from multiple directions. And there's a
8 10-foot-wide on one lot line, and five on the
9 other, so they can get back there. But I don't
10 think there's really much of an issue with
11 access.

12 CHAIRMAN FOOTE: Has this -- is this being
13 reviewed by the Fire Marshal?

14 ADMINISTRATOR PALLAS: We only just got
15 these plans as well for the egress.

16 CHAIRMAN FOOTE: Okay.

17 ADMINISTRATOR PALLAS: So the answer is no,
18 that we have not had that --

19 CHAIRMAN FOOTE: But we intend to have them
20 review it?

21 ADMINISTRATOR PALLAS: We will.

22 CHAIRMAN FOOTE: Yeah.

23 ADMINISTRATOR PALLAS: I mean, we certainly
24 will have that done. I think you all had also
25 requested the Fire Department review.

1 CHAIRMAN FOOTE: Okay.

2 ADMINISTRATOR PALLAS: Now that we have
3 these egress plans, we can initiate that process
4 as well.

5 CHAIRMAN FOOTE: Okay.

6 MS. BERRY: It was also mentioned about
7 DOT, so I called them up, and, basically, they
8 said we don't need to submit anything to them.
9 They have no issues and no requirements, because
10 we have the space for staging onsite. And the
11 existing curb cuts are both in good condition,
12 and they're located where they would want them.
13 So they have no issue, and told me we don't need
14 to apply to them. So I think that's all set.

15 CHAIRMAN FOOTE: What's the process for us
16 to verify that with the DOT? Do we reach out to
17 them directly? Do you guys --

18 MR. CONNOLLY: I guess you could ask for a
19 letter. Would you be able to get a letter --

20 CHAIRMAN FOOTE: Yeah.

21 MR. CONNOLLY: -- from the DOT? Or our
22 consultant could.

23 MS. BERRY: I guess so, I'll try. It's
24 just calling them. But, okay, I'll call and ask
25 for a confirmation of that in writing.

1 CHAIRMAN FOOTE: Yeah. Let's go back to
2 the parking spots, because I -- you mentioned
3 that there are 31 spots, plus two, if you count
4 the rental spots.

5 MS. BERRY: Right.

6 CHAIRMAN FOOTE: But the plan review
7 comment said there's a requirement of 58 parking
8 spaces.

9 MS. BERRY: Okay. I was going to leave
10 that until last, because this is where it really
11 gets involved.

12 CHAIRMAN FOOTE: Is this that whole
13 grandfather issue and whatnot?

14 MS. BERRY: Yes.

15 CHAIRMAN FOOTE: We're not going to resolve
16 that here, so let's -- I don't think there's any
17 point in really making the case for it. I think
18 it's eventually going to have to be moved to the
19 Zoning Board anyway, right? Isn't that our --
20 the Building Department's view?

21 ADMINISTRATOR PALLAS: Yeah, the -- yes.
22 There -- yeah, there is -- would require a
23 parking variance. We haven't done a full
24 analysis of what --

25 CHAIRMAN FOOTE: Yeah.

1 ADMINISTRATOR PALLAS: -- the variance is,
2 but it certainly needs one, in our opinion.

3 CHAIRMAN FOOTE: So, if the Building is
4 going to refer it to Zoning anyway, there's no
5 point in trying to make a case to us.

6 MS. BERRY: Okay.

7 CHAIRMAN FOOTE: In my opinion, it's just
8 not necessary.

9 MS. BERRY: Can I add a little bit of
10 argument, though?

11 CHAIRMAN FOOTE: Sure.

12 MS. BERRY: Because I think it is a big
13 issue.

14 The current parking need with the approved
15 existing use is 51 parking spaces; the proposed
16 is 55. That's a difference of four spaces, okay?
17 On -- also, Green -- he's disavowing all the
18 grandfathered stuff, because two of the three
19 lots were vacant, but they were all part of one
20 property that functioned.

21 And Greenport is weird in that it doesn't
22 allow people to amass lots, but it treated it as
23 one lot through history. You know, the setbacks
24 are based on one lot, not multiple lots, that
25 type of thing.

1 So, personally, I think the whole thing
2 should be grandfathered. But, if you want to cut
3 hairs, and I don't see why all three are suddenly
4 discounted, because one was fully developed. And
5 I think we only need to address the parking need
6 of the west wing, which is on the lots that were
7 vacant, and if I do that, I'm providing enough
8 parking for that.

9 MEMBER HAMMES: Well, the west wing and the
10 third floor are on the -- on the other.

11 MS. BERRY: No, I'm counting the third
12 floor.

13 MEMBER HAMMES: But by joining the two
14 buildings, you're effectively creating one
15 building, right?

16 MS. BERRY: Right.

17 MEMBER HAMMES: I mean, there is an
18 argument that it's a new building.

19 MS. BERRY: Right, but -- but if --

20 MEMBER HAMMES: There is an argument that
21 it's a new building in total, because you now
22 connected two buildings.

23 MS. BERRY: Well, if -- I also think the
24 opposite is true. There's an argument that
25 there's an existing building and it's previously

1 developed, so --

2 CHAIRMAN FOOTE: Yeah, I think it's a -- I
3 think it's a --

4 MEMBER HAMMES: It's a question of whether
5 it's functionally changed enough by the joining
6 of the two buildings to basically evidence a new
7 building in total.

8 MS. BERRY: Right.

9 MEMBER HAMMES: And I think there's an
10 argument on that point.

11 MS. BERRY: Okay.

12 CHAIRMAN FOOTE: So the new plans call for
13 51 spaces?

14 MS. BERRY: No. The existing --

15 MEMBER HAMMES: There's 31.

16 MS. BERRY: -- the need is 51 parking
17 spaces, and the proposed, the need is 55 parking
18 spaces. So there's only a difference of four
19 parking spaces.

20 CHAIRMAN FOOTE: But there currently is
21 only 31; isn't that right?

22 MS. BERRY: No. I'm talking about need
23 versus what was previously approved and provided.

24 CHAIRMAN FOOTE: Okay.

25 MS. BERRY: Okay. So you had a previous

1 approval, and the use -- the need was for 51, but
2 they approved like in the low 30s, okay?

3 CHAIRMAN FOOTE: Okay.

4 MS. BERRY: So that's a preexisting
5 acceptance of the use, and now we're just
6 increasing that demand by four parking spaces.

7 ADMINISTRATOR PALLAS: Mr. Chairman, if
8 I -- if I just may add just one small piece of
9 information. On the plans, the parking stalls
10 are shown as 9 feet wide. Our code requires
11 10-foot wide stalls.

12 MS. BERRY: Yeah.

13 ADMINISTRATOR PALLAS: So that would be
14 part of our analysis --

15 CHAIRMAN FOOTE: Okay.

16 ADMINISTRATOR PALLAS: -- to see how many
17 spaces that actually --

18 CHAIRMAN FOOTE: All right.

19 ADMINISTRATOR PALLAS: -- adds up.

20 MS. BERRY: I totally agree with that, and
21 that needs a variance. So, yeah, in fact, we
22 brought it up.

23 Okay. And traffic, the consultant's
24 suggestion was rather vague. And I think in my
25 last memo to you -- maybe I should also explain

1 that I do have a background in transportation. I
2 worked for New York City Department of
3 Transportation for 11 years. I started their
4 Pedestrian and Traffic Calming Program, and to do
5 that, I actually had to know the highway manual
6 capacity extremely well. And I looked at the
7 formulas, not just the software, and we actually
8 reduced safety by 50% for pedestrians by the
9 analysis.

10 And I -- at one part of my career, I
11 reviewed every single proposal that was on a
12 street for the Department, and I ended by
13 supervising the Capital Program. So I do have
14 experience with transportation and traffic.

15 CHAIRMAN FOOTE: Great. So you'll -- you
16 can write the report.

17 MS. BERRY: Well, what I gave you -- I
18 don't have the software, if you want me to run
19 the software. But what I did is I gave you the
20 expected trips, and the expected trips are
21 basically the same, except in the morning, there
22 might be an increase of about 11 per hour, which
23 is really minor. And, also, as I said, I think
24 it's actually good for the Village, because it's
25 capturing people before they enter the Village.

1 So I actually think if you're going to have a
2 hotel, this is exactly where you want it, because
3 it's walkable, but you're stopping the traffic
4 from entering.

5 And I actually think things like Sparkling
6 Pointe tasting room has much more of a negative
7 impact on traffic than this will. So that's my
8 opinion.

9 But if you -- if you desire more than what
10 was given in the last memo, I need you to be
11 specific. I need you to tell me which
12 intersections you think are going to be affected.

13 Menhaden, it made sense, because every
14 single client had to turn on that major
15 intersection. You don't have the same situation
16 here. So that's my two cents on the traffic.

17 SEQRA, we already filed the long form, so I
18 think we answered that.

19 The height verification, again, we differ,
20 but if you're going to stand by that, then I
21 guess that might need a variance, but we disagree
22 with it.

23 And the parking size, the former plans that
24 were approved did have 9-foot-wide parking
25 places, so we want to maintain that, so we don't

1 lose parking spaces by going to 10 feet, so we
2 are asking for a variance for that. And,
3 probably, we need a variance for the overlap of
4 the accessible parking with the loading.

5 And then I think the two variances that are
6 in question, which we disagree with, but, you
7 know, if you're going to make us go, we might as
8 well deal with it all, is the height and the
9 number of parking spaces. So that's our opinion
10 of where we stand in relationship to that. But,
11 you know, if you feel -- we've been trying to
12 immediately answer any question that came up, so
13 if you somehow have doubts, you know, I need you
14 to be specific now, because I think I've answered
15 everything, so.

16 MS. DOUGHERTY-JOHNSON: Can I just ask one
17 more small question? You currently have a
18 loading space, a dedicated loading space, or no?

19 MS. BERRY: Yeah, where we put that, it's
20 designated loading right now.

21 MS. DOUGHERTY-JOHNSON: So then now it will
22 double as a handicapped?

23 MS. BERRY: Right. And you said that it's
24 only like three or four times a month that they
25 actually get deliveries.

1 MS. RIVERA-PITTORINO: We get paper product
2 deliveries once a month. Even when they pick up
3 the garbage, they pick it up through the back
4 entrance, so they never have to use the loading.
5 And, you know, we -- yeah, we don't -- we just
6 don't get a lot of deliveries. It's all paper
7 products, and in order to make it -- you save
8 money when you order in bulk, so we just order
9 paper products once a month, and then, you know,
10 we just don't get many deliveries.

11 MS. BERRY: Yeah. And they have their own
12 laundry in the basement, so that's not going out.
13 And the trash is from the back, it's not even
14 from the front, they just back in there, so it's
15 very little.

16 CHAIRMAN FOOTE: How did you decide on the
17 decking as part of your design, what was the
18 inspiration for that?

19 MS. BERRY: Well, it already had one.

20 MEMBER HAMMES: On the first floor.

21 MS. BERRY: And -- pardon?

22 MEMBER HAMMES: On the first floor.

23 CHAIRMAN FOOTE: No, I'm talking about the
24 second and third floor.

25 MEMBER HAMMES: Right. There's a deck on

1 the first floor, not on the second and third
2 floor, it's a dummy inside where the -- where the
3 hall is.

4 MS. BERRY: Right. Well, there were two
5 reasons --

6 CHAIRMAN FOOTE: I'm talking about the east
7 building.

8 MS. BERRY: Right. On the second floor,
9 that's a library. So, right now, in winter --
10 the traditional hotel dealt mostly with summer
11 clients, so in inclement weather and in winter,
12 there weren't really good gathering or inside
13 spaces. So by making this a library, it's a --
14 it's a kind of gathering space, you know, like an
15 inn, like an inn.

16 MEMBER HAMMES: But then what is the
17 purpose of the outside? It's not to get in
18 there, right? It's just like a sitting area or
19 something?

20 MS. BERRY: Yeah, it's just a sitting area.

21 MS. RIVERA-PITTORINO: Yeah. A lot -- a
22 lot of the complaints of the customers, in the
23 wintertime there's no common space. In the
24 summertime, the pool area is the common space.
25 And when the restaurant was open, the restaurant

1 was sort of a common space. But we can't just
2 let people hang out in the restaurant, because,
3 you know, it has a kitchen and fire, you know,
4 and that stuff.

5 MEMBER HAMMES: Yeah.

6 MS. RIVERA-PITTORINO: So --

7 MEMBER HAMMES: I get the -- I get the
8 argument for the need for the library to have the
9 space in the winter. I think the concern that we
10 have is kind of more the outside portions and how
11 those kind of --

12 CHAIRMAN FOOTE: Yeah. I'm talking about
13 the decks outside in the front. It just gives it
14 the look almost like a -- you know, a hotel you
15 see off the interstate. And I know it's not
16 that, because -- I mean, I appreciate the taste
17 of the overall design, but that particular aspect
18 doesn't look right to me. And have you -- did
19 you consider not having that?

20 MS. BERRY: Well, it exists for the second
21 floor, because it's the roof over the outside
22 deck.

23 MEMBER HAMMES: But there's nothing there
24 right now.

25 MS. BERRY: There's nothing above.

1 MEMBER HAMMES: Right,

2 MS. BERRY: But there is a deck. So,

3 I mean --

4 CHAIRMAN FOOTE: I'm sorry. Can you point
5 out to me what you mean?

6 MS. DOUGHERTY-JOHNSON: I think she means
7 like this. This doesn't exist, this bottom deck.

8 CHAIRMAN FOOTE: When you say the outside,
9 I'm talking about this.

10 MS. BERRY: I know, but this exists.

11 ADMINISTRATOR PALLAS: Excuse me. You need
12 to make sure that the transcriptionist can hear
13 the conversation.

14 MS. BERRY: I'm sorry. So this exists. I
15 mean, one option would be to make this smaller,
16 you know, and just have a little balcony.

17 CHAIRMAN FOOTE: But what is the purpose of
18 this right now, just to shelter?

19 MS. BERRY: Right now, it's sheltering,
20 yes.

21 CHAIRMAN FOOTE: And what is this here,
22 it's an outdoor --

23 MS. BERRY: That's the outdoor seating for
24 the restaurant.

25 MS. RIVERA-PITTORINO: It's where the

1 guests sit for breakfast in the morning. When
2 it's warm, they like to sit outside. But you'd
3 never -- I think you guys --

4 CHAIRMAN FOOTE: I mean, would you
5 experiment with designs where you just -- you
6 didn't have all that?

7 MS. BRAATEN: Hold on one second.

8 ADMINISTRATOR PALLAS: We really need one
9 at a time, please, for the transcriptionist.

10 MS. BRAATEN: If you could go to the mic,
11 it would be a lot easier.

12 MR. ARIIZUMI: Hi. Ariizumi Hideaki, from
13 Studio A/B Architects.

14 Basically, it's -- those two story addition
15 over existing deck is required by the client, so
16 it's not just a design issue, it's the client.

17 CHAIRMAN FOOTE: I'm sorry. It's what? I
18 don't understand.

19 MR. ARIIZUMI: It's required by the client.
20 So I don't know how I can answer inspiration for
21 that.

22 CHAIRMAN FOOTE: It's --

23 MEMBER HAMMES: It's required by what?

24 MR. ARIIZUMI: Client, owner.

25 MS. RIVERA-PITTORINO: By me, yes.

1 MS. BERRY: So, obviously, there's some
2 give and take.

3 MS. RIVERA-PITTORINO: So if you guys have
4 issues with the style, I mean, we're happy to
5 entertain any advice, any design advice you have.

6 The reason for having the deck on the
7 second floor is because sometimes it's spring and
8 it's not -- it's not -- we don't want to always
9 have the air conditioning on. And I don't see
10 what's wrong with having some fresh air and
11 people, giving people the ability to sit outside
12 with a book. And then in the summertime, a lot
13 of people come with their children and the pool
14 area is very noisy. So being able to have an
15 outdoor -- outdoor seating, where you could go
16 into the library, get a book and then sit on
17 the -- on the deck and read your book, it's just
18 like a quiet, an alternative quiet space.

19 But, right now, the deck below it, our
20 guests use it for breakfast, and, you know,
21 anybody who -- we just -- we don't have a wild
22 crowd with a lot of people partying on a deck, I
23 mean, it's just not who we are. And we've had
24 that deck on the first floor for years now, we
25 just never had any problems with it.

1 MEMBER HAMMES: And the third floor deck
2 will just space off of those rooms?

3 MS. RIVERA-PITTORINO: Yes, uh-huh.

4 MS. BERRY: So if -- I mean, there might be
5 flexibility of making those smaller at that
6 level.

7 MS. RIVERA-PITTORINO: Yeah, if you wanted
8 us to make them smaller. Again, it's just really
9 to give -- you know, because when people come out
10 from the City -- like we really know our
11 demographic, and, you know, they're working a lot
12 and they're exhausted and they want to connect
13 with nature, and they'd like to open the windows.
14 One of the mistakes I made in renovating the
15 first wing was that I didn't give them the
16 ability to open the back window. And they're
17 like, you know, "We're in the country, we want to
18 be able to open our windows and hear the birds
19 sing, and, you know, experience nature." So it's
20 really just --

21 CHAIRMAN FOOTE: Yeah, but it's facing
22 Front Street. There's not a lot of nature there.

23 MS. RIVERA-PITTORINO: Yeah, but they can
24 have the window open. You know, it's just about
25 being able to sit outside.

1 CHAIRMAN FOOTE: I guess my personal issues
2 are, first, it brings the building that much
3 closer to the street, and that kind of just
4 startles me when I saw it from the various
5 angles. I can't picture what it would look like
6 without the decking, but for some reason
7 they're -- the decking itself just makes it --
8 you know, I'm really trying to be very sensitive
9 to just the appearance of it in terms of --
10 because it really affects -- you see it right
11 when you're entering Greenport, and it's going to
12 really stand out one way or the other. And you
13 want to -- it's good to create as good an image
14 as possible. And, I mean, I like -- I actually
15 like the other parts of the building, I think
16 they're very tasteful, but, for some reason, that
17 just doesn't -- it looks kind of awkward to me.

18 MR. ARIIZUMI: Well, from my point of
19 view --

20 CHAIRMAN FOOTE: Okay.

21 MR. ARIIZUMI: -- as I said, it's -- it is
22 started by the requirement from clients.
23 However, I think it is accessory added, the
24 transparency of the building, not bulk. It's
25 like a -- it's a net, like. So if it is -- it

1 is -- yes, it is coming a little closer, the skin
2 of the net coming closer to the street, but it is
3 a net, it's very transparent. So it's softening
4 the hardship of the facade building. It is
5 really -- I started without, obviously, and added
6 later with discussion with her and --

7 CHAIRMAN FOOTE: In part, to soften it and
8 give it a softer look?

9 MR. ARIIZUMI: Uh-huh. So with my opinion,
10 it worked very well.

11 CHAIRMAN FOOTE: Is it -- and it very well
12 may. It just -- is it -- is it screened in, or
13 is it --

14 MR. ARIIZUMI: No.

15 CHAIRMAN FOOTE: No.

16 MR. ARIIZUMI: No.

17 CHAIRMAN FOOTE: Okay.

18 MEMBER KYRK: Well, it's supposed --

19 MR. ARIIZUMI: And, also, the top -- I'm
20 sorry. Top is a pergola just making a shade.
21 So, again, it's not assorted things.

22 MEMBER KYRK: And it's going to be all --
23 above all of the screening, shrubbery and such
24 for the first floor?

25 MS. BERRY: Right.

1 CHAIRMAN FOOTE: Yeah.

2 MS. BERRY: And she also has climbing
3 raspberries, right?

4 MS. RIVERA-PITTORINO: Uh-huh, yeah.

5 MS. BERRY: That seasonally grow up. This
6 is --

7 MS. RIVERA-PITTORINO: Raspberry, and
8 honeysuckle, Clematis, yeah.

9 CHAIRMAN FOOTE: I guess the other thing we
10 want to be careful of is just having, you know,
11 certain allowances for what can be placed on the
12 decks. You don't want like -- so, you know,
13 certain things are just inappropriate. I think
14 that --

15 MS. RIVERA-PITTORINO: Sure. Like what?
16 If you tell us what they are --

17 CHAIRMAN FOOTE: Yeah, I --

18 MS. RIVERA-PITTORINO: -- I can address
19 that.

20 CHAIRMAN FOOTE: Well, you don't want a
21 bed.

22 MS. RIVERA-PITTORINO: Oh, of course not.

23 CHAIRMAN FOOTE: Well --

24 MEMBER KYRK: Certain things visually like
25 enhance the impact of what you're looking at, you

1 know.

2 CHAIRMAN FOOTE: You don't want to give it
3 a cluttered look. I mean, the designers, you
4 guys would have a better idea of what it should
5 look like than I do, but it should have a
6 minimal, I think, kind of a thing. There should
7 be some maximum usage of furniture and stuff, so
8 it doesn't look junkie.

9 MS. RIVERA-PITTORINO: There won't be any
10 furniture. You mean, off the third floor? There
11 wouldn't be any furniture on that deck.

12 CHAIRMAN FOOTE: Okay. And the second
13 floor is just an extension of the library; is
14 that what you said?

15 MS. RIVERA-PITTORINO: Yes.

16 CHAIRMAN FOOTE: And that's going to
17 continue to be a library, where it is?

18 MS. RIVERA-PITTORINO: Yes.

19 CHAIRMAN FOOTE: Okay.

20 MEMBER HAMMES: I'm trying to find this,
21 but it's probably easier for me to just ask the
22 question. Is the deck the same as the existing
23 deck, or are you replacing it with a bigger deck
24 and building up?

25 MS. BERRY: It's the existing.

1 MEMBER HAMMES: So it's exact.

2 MS. BERRY: Yeah.

3 MEMBER HAMMES: And how deep is that deck
4 now, do you know?

5 MR. ARIIZUMI: It's about 10 feet.

6 MEMBER HAMMES: I know, I'm sure it's in
7 here somewhere, but --

8 CHAIRMAN FOOTE: Ten feet?

9 MR. ARIIZUMI: Yeah, about, like the
10 existing deck.

11 CHAIRMAN FOOTE: That's pretty deep.

12 MS. RIVERA-PITTORINO: So what you see
13 there is what will be. We're not changing that
14 deck, it's the same deck, we're just building on
15 top of it, building above it.

16 MS. DOUGHERTY-JOHNSON: I'm sorry. That
17 top is open, partially open, you're saying, so
18 it's like --

19 MS. RIVERA-PITTORINO: It is open. It's a
20 load-bearing -- it's a load -- it's a -- it was
21 made to someday be a deck. I just, you know --

22 MS. DOUGHERTY-JOHNSON: No, I'm sorry. I
23 mean the very, very -- the top, like on the third
24 floor. If you're standing out there --

25 MEMBER HAMMES: It looks like glass.

1 MS. DOUGHERTY-JOHNSON: -- the top will get
2 rained on.

3 MR. ARIIZUMI: Right. That is a -- it's
4 just a pergola.

5 MS. BERRY: It's a pergola, so it is
6 open.

7 CHAIRMAN FOOTE: It's a pergola.

8 MR. ARIIZUMI: So you see, yes, the sky
9 through.

10 MS. DOUGHERTY-JOHNSON: Okay. So it's like
11 slats.

12 MS. BERRY: Right.

13 MR. ARIIZUMI: Which makes the shade and
14 keep the transparency.

15 CHAIRMAN FOOTE: Does anybody else have
16 anymore to talk about right now?

17 MEMBER HAMMES: The tree that you're taking
18 down is on your property, I assume.

19 MS. RIVERA-PITTORINO: Yes.

20 MEMBER HAMMES: Conifer?

21 MS. RIVERA-PITTORINO: Uh-huh.

22 MEMBER HAMMES: And is that in the way of
23 something, or you're just taking it down for
24 esthetic reasons?

25 MS. RIVERA-PITTORINO: We need it for

1 parking, we need it for additional parking. And,
2 also, it's not -- it's not in the best condition,
3 so we're going to plant other things there. I'm
4 hoping -- well, I want to plant more cherry
5 blossom trees because of the color, like -- like
6 in the spring, you have the forsythia, that
7 blooms first, and there's yellow, and there's
8 pink later in the spring, and I just want to have
9 more color.

10 CHAIRMAN FOOTE: Well, I appreciate your
11 providing better graphic detail, that was helpful
12 for me.

13 MEMBER HAMMES: Yeah. No. I mean, you
14 guys have been great with getting back on
15 information and the like. I think, as you can
16 appreciate, it is a big project, and it's at the
17 entranceway to the Village. So I think we're
18 still kind of struggling with the size of it as
19 you come into the Village.

20 I recognize, for instance, that the other
21 hotels in town have a third floor, but they're
22 smaller overall in terms of footprint, at least
23 visually from the outside they seem to be. So I
24 think that's one of the reasons why we focused on
25 the decking as well, is just how it's going to

1 kind of sit on that lot. It's a very large front
2 structure without that break that's currently in
3 the middle --

4 MS. RIVERA-PITTORINO: Yeah.

5 MEMBER HAMMES: -- from my perspective.

6 MS. RIVERA-PITTORINO: But there is a
7 really significant setback. And I think that
8 overall, I think it's going to look nicer than it
9 does now, I think it's an overall improvement

10 MS. BERRY: And, also, it will be glass, so
11 you'll be seeing --

12 MEMBER HAMMES: I like that part of the --
13 that section. That section of it looks nice.

14 CHAIRMAN FOOTE: When is the -- when would
15 they be scheduling the Zoning Board hearing? I'm
16 just trying to time what we're doing with what
17 they're doing.

18 ADMINISTRATOR PALLAS: The Zoning Board
19 hearings are typically on the -- is it the third?

20 MR. CONNOLLY: Third Tuesday.

21 MS. LINGG: Third Tuesday.

22 ADMINISTRATOR PALLAS: Third Tuesday of
23 everybody month. We have not done a formal
24 review for variances. If this is -- if the next
25 step for you folks is to refer it, we will start

1 that process. It wouldn't get on this month's
2 Zoning Board calendar, but it could get on July's
3 calendar.

4 MEMBER HAMMES: I think we're going to want
5 to take Lead Agency status, too, though, so I
6 don't know order wise how we go about doing that.

7 CHAIRMAN FOOTE: I'm not sure I under --

8 MR. CONNOLLY: It will be on the agenda.

9 CHAIRMAN FOOTE: Are you saying we should
10 still be in the pre-submission?

11 MEMBER HAMMES: Well, I'm just saying we
12 want to -- we want to declare Lead Agency status.
13 I don't know if we need to do that before it gets
14 referred to the Zoning Board or not.

15 MR. CONNOLLY: Yeah. What you could do is
16 you could put it on for the next meeting for a
17 resolution appointing the Zoning -- the Planning
18 Board as Lead Agency, and referring the
19 application to the Zoning Board. And then, in
20 the meantime, they can begin submitting the
21 application for review.

22 ADMINISTRATOR PALLAS: Correct, correct.
23 We could begin the process now under the
24 assumption that those things are going to happen
25 at the end of the month, so as not to delay the

1 applicant --

2 MEMBER HAMMES: Okay.

3 ADMINISTRATOR PALLAS: -- to get to Zoning
4 to --

5 CHAIRMAN FOOTE: So what can we accomplish
6 today at this meeting in terms of that? Can
7 we --

8 MR. CONNOLLY: You could table it to the
9 next meeting for a resolution declaring the
10 Planning Board as Lead Agency, and referring --

11 CHAIRMAN FOOTE: Okay.

12 MR. CONNOLLY: And referring that
13 application to the Zoning Board.

14 CHAIRMAN FOOTE: Okay.

15 MEMBER HAMMES: And then I think the only
16 other question that I have for us for
17 consideration is where we are on the traffic,
18 like whether we need anything further based on
19 what we've heard today and what we've received
20 previously.

21 CHAIRMAN FOOTE: When did you submit that
22 traffic -- you said you did your own --

23 MEMBER HAMMES: We still need to read it.

24 MS. BERRY: At the last meeting.

25 MEMBER HAMMES: But it's not -- part of my

1 concern, and I understand, and I appreciate
2 everything that you say, and I think your
3 background sounds great, but I generally like to
4 hear things from an uninvolved third party on
5 things like this.

6 MS. BERRY: I understand. I understand.

7 MEMBER HAMMES: And so that's kind of, I
8 think, the question before us, is whether we need
9 a third party to review the traffic, other than
10 the Planning person that's been helping us, who
11 doesn't seem to really have a traffic background.

12 CHAIRMAN FOOTE: Okay.

13 MS. BERRY: I would be -- if you are -- if
14 you could be specific, because, you know, where
15 is your concern, you know, like which
16 intersection? Because that -- you know, if you
17 just say a traffic study --

18 MEMBER HAMMES: Well, I think it would
19 obviously be the intersection where the hotel is.
20 But I would also be concerned about this
21 intersection with people coming out that don't
22 know where they're going, right, that they may be
23 meaning to go that way and go the wineries, but
24 then they drive into town, not realizing.

25 MS. BERRY: Right.

1 MEMBER HAMMES: I mean, I've seen it. I
2 live in town.

3 MS. BERRY: Right.

4 MEMBER HAMMES: I see people that have no
5 idea where they're driving around in the town.
6 And so I do have -- notwithstanding your point,
7 that The Menhaden was important because of where
8 it was located. Don't think that the fact The
9 Greenporter is here means that that traffic
10 doesn't end up impacting downtown.

11 MS. BERRY: The DOT wasn't concerned about
12 the traffic there, and it's not concerned about
13 the traffic.

14 CHAIRMAN FOOTE: The access to your parking
15 is on both Fourth Ave and on Front Street?

16 MS. RIVERA-PITTORINO: Yes.

17 MS. BERRY: But, you know, if that's the
18 intersection, if you decide -- if you can be
19 specific on what you want to be --

20 MS. RIVERA-PITTORINO: Like if you want us
21 to close the Fourth Avenue entrance, that's --

22 CHAIRMAN FOOTE: Yeah.

23 MS. RIVERA-PITTORINO: That's fine with me.
24 You know, sometimes we do have to cone it off,
25 because people sneak in our parking, so we have

1 to --

2 CHAIRMAN FOOTE: Yeah.

3 MS. RIVERA-PITTORINO: -- sometimes, you
4 know --

5 CHAIRMAN FOOTE: I wish I was qualified to
6 give an opinion on that, but I think that's why
7 you need a consultant to --

8 MEMBER HAMMES: To some extent, I prefer
9 the Fourth Street parking, because people can
10 turn and block down there, rather than blocking
11 Front Street, trying to get in.

12 MS. RIVERA-PITTORINO: Sure.

13 MEMBER HAMMES: But I'm not a traffic
14 person, so I don't --

15 CHAIRMAN FOOTE: And the people on Fourth
16 Avenue would disagree with you, you know.

17 MEMBER HAMMES: Right. No, I get that.

18 MS. RIVERA-PITTORINO: I can tell you that
19 anybody that stays with us, I mean, we always --
20 we strongly discourage people from driving into
21 the Village. We give everyone walking
22 directions. Everyone -- anyone who knows
23 Greenport knows it's a nightmare to park down
24 there, which is why, unfortunately, some of these
25 people from the other hotels, when they stay for

1 weddings, if they're going to something downtown,
2 they'll park with us.

3 MEMBER HAMMES: I understand that. But
4 people that want to go, for instance, to Orient
5 State Park for the day are going to drive right
6 in the middle of downtown from your hotel.
7 They're not going to go out the back route that
8 the rest of us might use.

9 So I don't think you can say it doesn't
10 affect it at all. I would hope that people that
11 were staying at your hotel don't drive to go to
12 dinner at the Frisky Oyster. God help them if
13 they do. But there are reasons why they might be
14 driving down there that are other than that.
15 They might be going to the Hellenic, they might
16 be going -- you know, they -- and they may just
17 not know. I mean, the first time I came to
18 Greenport, I didn't know, and I had to drive
19 around and figure out, and figure out Orient was
20 the end, and all of that. And so --

21 MS. RIVERA-PITTORINO: Sure.

22 MEMBER HAMMES: -- it's great that most
23 people walk, and you encourage them to walk, but
24 I don't think that you can say it doesn't affect
25 traffic feeding into the downtown part of the

1 Village at all.

2 MS. RIVERA-PITTORINO: Yeah. Well, I think
3 generally it doesn't, and almost 40% of our
4 customers don't drive to Greenport, and we keep
5 really good data on that and I'm happy to share
6 it with you.

7 CHAIRMAN FOOTE: How many additional rooms
8 are you creating?

9 MS. RIVERA-PITTORINO: Twenty.

10 CHAIRMAN FOOTE: Twenty?

11 MS. RIVERA-PITTORINO: Uh-huh.

12 MEMBER HAMMES: So it's about a third.

13 CHAIRMAN FOOTE: And how many -- how many
14 rooms do you currently have?

15 MEMBER HAMMES: You're increasing the
16 overall size by about a third.

17 MS. RIVERA-PITTORINO: I'm sorry?

18 CHAIRMAN FOOTE: How many rooms do you
19 currently have?

20 MS. RIVERA-PITTORINO: Thirty, we have 30
21 guest rooms.

22 CHAIRMAN FOOTE: Okay. And what is your
23 level of occupancy, generally, in the summertime?

24 MS. RIVERA-PITTORINO: In the summertime,
25 June is always like a tricky month, but July and

1 August, we run like at 80% occupancy.

2 CHAIRMAN FOOTE: Okay. Even on --

3 MEMBER HAMMES: Just on weekends or all
4 week?

5 MS. RIVERA-PITTORINO: That would be --
6 that would be --

7 CHAIRMAN FOOTE: That's the blended
8 average, or --

9 MS. RIVERA-PITTORINO: It's a blended
10 average, yes.

11 CHAIRMAN FOOTE: Okay. So on weekends,
12 you're pretty much sold out, right?

13 MS. RIVERA-PITTORINO: Because it's higher
14 on the weekends. On weekends we're sold out, and
15 midweek, midweek it's more quiet. Although a big
16 part of this expansion is to be able to
17 accommodate more people coming from companies to
18 do like off-sites, go to the -- you know, we get
19 them a van. They pick them up in Brooklyn or in
20 Manhattan, they -- we bring them out to
21 Greenport. We arrange for a tasting at the
22 brewery downtown, and, you know, they walk
23 everywhere, because they're all coming in a van,
24 they don't come in cars.

25 CHAIRMAN FOOTE: Do you have a -- what

1 percentage -- do you happen to know what
2 percentage, roughly, of your guests currently
3 come in through mass -- either the Jitney or the
4 trains?

5 MS. RIVERA-PITTORINO: It's almost -- it's
6 about 37%.

7 CHAIRMAN FOOTE: Thirty-seven percent?

8 MS. RIVERA-PITTORINO: Thirty-seven
9 percent.

10 CHAIRMAN FOOTE: Oh.

11 MS. RIVERA-PITTORINO: Between -- most do
12 take the Jitney, rather than Long Island
13 Railroad. We discourage people from taking Long
14 Island Railroad, because there's --

15 CHAIRMAN FOOTE: Right. But you're close,
16 you're close enough of a walk from either one of
17 those spots.

18 MS. RIVERA-PITTORINO: Yeah. I know a lot
19 of people walk.

20 CHAIRMAN FOOTE: Yeah.

21 MS. RIVERA-PITTORINO: Yeah, they walk.
22 And, I mean, quite frankly, most people, you
23 know, 70% of our guests live in Manhattan and
24 Brooklyn, and it's very hard to afford a car.
25 And, I mean, have a car in Manhattan or Brooklyn

1 is really hard.

2 MEMBER KYRK: I'm sorry. What percent?

3 MS. RIVERA-PITTORINO: Almost 70%. It's
4 like 68% of our guests come from Manhattan and
5 Brooklyn. And, you know, I don't know a lot of
6 people who live in Manhattan or Brooklyn who own
7 cars, it's hard.

8 MS. BERRY: I have a sort of schedule
9 question. If you are going to require a traffic
10 study, can we still go to the Board of Variance
11 while that's being done, so we can continue the
12 process?

13 MEMBER HAMMES: I don't see why not.

14 CHAIRMAN FOOTE: Yeah, I don't see why not
15 either.

16 MEMBER HAMMES: I'd rather that it was all
17 being done at once, so when you --

18 CHAIRMAN FOOTE: Yeah.

19 MEMBER HAMMES: -- come back to us, we can
20 move.

21 CHAIRMAN FOOTE: Is that fine, yeah?

22 ADMINISTRATOR PALLAS: That's fine with us.

23 CHAIRMAN FOOTE: Yeah, sure.

24 MS. BERRY: So when will you let us know if
25 that's going to be a requirement?

1 CHAIRMAN FOOTE: At the next meeting.

2 MS. BERRY: Okay. Thank you. And I
3 appreciate it.

4 CHAIRMAN FOOTE: Thank you.

5 MS. RIVERA-PITTORINO: Thank you.

6 MS. BERRY: All your questions were very
7 thoughtful.

8 CHAIRMAN FOOTE: Yeah. Good. Thank you.
9 We really --

10 MS. RIVERA-PITTORINO: We'll take into
11 consideration the design thing about the deck,
12 you know, I mean, the style. And I might ask you
13 later like what you mean exactly about --

14 CHAIRMAN FOOTE: Okay.

15 MS. RIVERA-PITTORINO: -- you know --

16 CHAIRMAN FOOTE: I appreciate that. I felt
17 that your Architects' responses were very helpful
18 for me --

19 MS. RIVERA-PITTORINO: Okay.

20 CHAIRMAN FOOTE: -- to hear what they had
21 to say.

22 MS. RIVERA-PITTORINO: All right. Good.

23 CHAIRMAN FOOTE: But thank you. Yeah.

24 MS. RIVERA-PITTORINO: All right. Thank
25 you very much.

1 CHAIRMAN FOOTE: Okay. So, at this point,
2 are we, with this, with this particular -- we're
3 tabling it for --

4 MEMBER HAMMES: We're going to table until
5 the next one.

6 CHAIRMAN FOOTE: Okay.

7 MEMBER HAMMES: And I guess we want to
8 what, adopt Lead Agency status?

9 MR. CONNOLLY: Yeah.

10 MEMBER HAMMES: And refer to Zoning on the
11 parking and height issues?

12 CHAIRMAN FOOTE: So do we adopt Lead Agency
13 status now, or do we have to --

14 MR. CONNOLLY: No. We should do it by
15 resolution.

16 CHAIRMAN FOOTE: Okay. Okay, fine.

17 MR. CONNOLLY: So I'll have a resolution
18 done.

19 CHAIRMAN FOOTE: So --

20 ADMINISTRATOR PALLAS: If I may, just to be
21 clear, we'll decide -- we'll determine what
22 variances are required.

23 MEMBER HAMMES: Okay. You will, okay.

24 ADMINISTRATOR PALLAS: You don't put that
25 in a resolution here, we'll --

1 CHAIRMAN FOOTE: Right.

2 MEMBER HAMMES: Okay.

3 ADMINISTRATOR PALLAS: That will be the
4 next step.

5 MEMBER HAMMES: Okay. And then I guess we
6 should all be prepared next week to decide
7 whether we think we need a traffic study as well.

8 MS. DOUGHERTY-JOHNSON: Next meeting.

9 CHAIRMAN FOOTE: Well, the next meeting,
10 not next week.

11 MEMBER HAMMES: Yeah. Sorry, in a couple
12 of weeks.

13 MS. RIVERA-PITTORINO: And if you guys can
14 tell us --

15 MEMBER HAMMES: Well, I'm enjoying this so
16 much.

17 MS. RIVERA-PITTORINO: -- what it is you're
18 looking for exactly in the traffic study, so that
19 we give you the information that you need. Like
20 what is -- because we know that they come to the
21 Greenporter, they stop at the Greenporter and
22 they park there, and then what percentage -- I
23 can probably tell you what percentage of your
24 guests, you know, venture east. So, you know,
25 we -- like we have cards from the vineyards and

1 stuff. And Orient State Park, they don't use it
2 that much, but, you know, the local beaches and
3 things. I mean, we have beach passes. But, you
4 know, if you can just tell us exactly what it
5 is that you need.

6 MEMBER HAMMES: The golf course. The golf
7 course.

8 MS. RIVERA-PITTORINO: I'm sorry?

9 MEMBER HAMMES: The golf course.

10 MS. RIVERA-PITTORINO: Oh, yeah, the golf
11 course, uh-huh. Yeah, uh-huh. Yeah, again, not
12 that many people golf, but it's okay. You know,
13 that's -- you know, we'll factor in --

14 MEMBER HAMMES: Obviously, my
15 brother-in-laws aren't staying with you?

16 (Laughter)

17 MS. RIVERA-PITTORINO: I'm sorry?

18 MEMBER HAMMES: I said, obviously, my
19 brother-in-laws don't stay with you, because
20 they're always playing golf.

21 (Laughter)

22 MS. RIVERA-PITTORINO: Yeah. We would like
23 more people to use the golf course, but we do
24 promote it. And they walk to everything. They
25 walk to the restaurants, they walk to the farmers

1 market, they walk to the shops, they walk to, you
 2 know, whatever tasting rooms are downtown.
 3 They -- you know, they -- our customers really
 4 support the Village.

5 Thank you very much.

6 CHAIRMAN FOOTE: Thank you.

7 MEMBER KYRK: Thank you.

8 CHAIRMAN FOOTE: Are we ready to move to
 9 adjourn?

10 MEMBER HAMMES: Yeah, second.

11 CHAIRMAN FOOTE: I move to adjourn. Do I
 12 have to vote on that? Yeah?

13 MEMBER HAMMES: Second.

14 CHAIRMAN FOOTE: Okay. All those in favor?

15 MEMBER DOUGHERTY-JOHNSON: Aye.

16 MEMBER HAMMES: Aye.

17 MEMBER KYRK: Aye.

18 CHAIRMAN FOOTE: Aye.

19 We hereby adjourn this meeting. Thank you.

20 (The meeting was adjourned at 5:05 p.m.)
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