VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

PLANNING BOARD
WORK SESSION

Third Street Fire Station
Greenport, New York

June 6, 2019
4:00 p.m.

BEFORE:
WALTER FOOTE - CHAIRMAN
LILY DOUGHERTY-JOHNSON - MEMBER
PATRICIA HAMMES - MEMBER
REED KYRK - MEMBER
JOHN COTUGNO - MEMBER (Absent)

ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
PAUL PALLAS - VILLAGE ADMINISTRATOR
KRISTINA LINGG - CLERK TO THE BOARD
(The meeting was called to order at 4:03 p.m.)

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

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

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: Do I have a second?

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye. The motion carries.

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

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.
CHAIRMAN FOOTE: Aye. The motion carries. Item No. 3, for 48 Front Street. Motion to accept the findings and determination for 48 Front Street LLC, Greenhill Kitchen. The property is located in the Commercial Retail District. This property is not located in the Historic District.

MEMBER HAMMES: Second.

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

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye. The motion carries. Item No. 4, 47 Front Street. Motion to accept the findings and determination for ASCM Property LLC, known as formerly Deep Water Grill. The property is located in the Waterfront Commercial District. This property is not located in the Historic District. Suffolk County Tax Map 1001-5.-4-19.
And I've -- we've circulated the
resolutions, and I'd like to know, at this time,
if you all have had the chance to review the
resolutions.

MS. DOUGHERTY-JOHNSON: Uh-huh.

MEMBER KYRK: Yes, I did.

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

MEMBER HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.

CHAIRMAN FOOTE: Aye. The motion carries.

Item No. 5, 27 Front Street.

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

Maybe the applicant would like to address us.

MR. AVELLA: Good evening. My name is
Eugene Avella. This is Robby Beaver, and this is my Engineer, John Condon. And what we're requesting --

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

MR. AVELLA: Pardon me?

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

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

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

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

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

MR. CONDON: You want it louder?

(Laughter)

MEMBER KYRK: There you go.

MR. CONDON: The plans that you see that we gave you are the existing conditions that are there. There are approximately 76 seats in the 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.
MR. CONDON: That's correct.

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

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

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

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

CHAIRMAN FOOTE: Okay.

MR. CONDON: Yeah, there's no change in the
CHAIRMAN FOOTE: The seating is not changing from what it's currently used as?

MR. CONDON: That's correct.

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

CHAIRMAN FOOTE: Yeah.

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

CHAIRMAN FOOTE: How long ago did the seating change?

MR. CONDON: I have no idea.

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

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

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

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

CHAIRMAN FOOTE: Right.

MR. CONDON: That's right.
(Laughter)

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

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

MEMBER KYRK: Yeah.

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

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

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

MR. BEAVER: Both, yes.

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

MEMBER KYRK: No.

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

MEMBER HAMMES: I'm fine.
CHAIRMAN FOOTE: Okay. I move to --

MEMBER HAMMES: We're talking about a hearing?

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

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

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

MR. CONNOLLY: Yes.

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

MEMBER HAMMES: For the 27th?

MS. DOUGHERTY-JOHNSON: Second.

MEMBER KYRK: Aye.


MS. DOUGHERTY-JOHNSON: Aye.

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

MEMBER HAMMES: Yeah.

MS. LINGG: Yes.

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

MR. CONDON: Okay.
MR. AVELLA: Thank you for your time.

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

MR. CONNOLLY: Yes.

CHAIRMAN FOOTE: -- with 112?

MR. CONNOLLY: Yes.

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

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

And is the applicant present?

MS. MOORE: I'm Patricia Moore, I'm not Jimmy Olinkiewicz, as you can tell. I do represent Mr. Olinkiewicz. He is in Europe participating the -- in the Normandy programs, so
he asked me to be here on his behalf.

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

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

So we're -- he's trying to wrap up the entire project at this point. So, if you have any questions or you want any changes to the site plan, you let me know and we'll -- I'll ask him to provide it.
MEMBER HAMMES: So I know the Zoning Board resolution hasn't been issued yet, but I think it would be helpful to understand some of what they approved. I guess the -- there were some issues with the setback and the parking; is that what was approved by them?

MS. MOORE: No. Well, no.

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

MS. MOORE: I'm sorry?

MEMBER HAMMES: Setback and --

MR. CONNOLLY: It was setback and lot coverage.

MEMBER HAMMES: Okay.

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

MR. CONNOLLY: Yeah.

MS. MOORE: Yeah.

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

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

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

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

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

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

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

MS. MOORE: Yes.

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

MS. DOUGHERTY-JOHNSON: Okay. So one
class parking space per apartment?
1. MS. MOORE: Yes.
2. MEMBER HAMMES: And those will be identified?
3. MS. MOORE: They can by way of like a badge or something so that it's dedicated. It really will depend, because if the occupant of the - of the apartment doesn't have a car, it would not make sense to allocate one space for somebody who doesn't own a car. So I think that there is some flexibility there among the parking spaces. I don't know that you care to allocate it that closely. It would seem to me that onsite, it would really depend on the -- what would make sense.

4. CHAIRMAN FOOTE: What is the proposed retail use going to be?
5. MS. MOORE: He -- to my knowledge, there is no one yet who's signed a lease, so I don't know the answer. Whatever zoning would allow, so.

6. MS. DOUGHERTY-JOHNSON: And it's two separate retail spots, right?
7. MS. MOORE: There are two separate --
8. MS. DOUGHERTY-JOHNSON: One for each building?
9. MS. MOORE: Yes, because, remember, there
are two separate properties.

MS. DOUGHERTY-JOHNSON: Right.

MS. MOORE: So --

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

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

CHAIRMAN FOOTE: So does this require a sprinkler system.

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

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

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

CHAIRMAN FOOTE: Okay.

ADMINISTRATOR PALLAS: That would be, yes.

MS. MOORE: Yeah.

CHAIRMAN FOOTE: And if it turns out that they -- a retail establishment wants to be like a
restaurant, which I don't think it will, but if it did, there would be a separate application for that, for that usage? If we approve this today, or, you know, if it gets through approval after the public hearing, would that -- if there's a -- does that approve any use?

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

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

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

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

CHAIRMAN FOOTE: Okay. Great.

ADMINISTRATOR PALLAS: Typically, yes.

CHAIRMAN FOOTE: Does anybody else have any questions or comments?
(No Response)

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

MS. LINGG: Yes.

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

MS. MOORE: Thank you.

CHAIRMAN FOOTE: Thank you. Okay.

MEMBER HAMMES: Second.

(Laughter)

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

MEMBER HAMMES: I second.

CHAIRMAN FOOTE: All those in favor?

MEMBER DOUGHERTY-JOHNSON: Aye.

MEMBER HAMMES: Aye.

MEMBER KYRK: Aye.


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

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 going to be at 4?
5 CHAIRMAN FOOTE: Yeah.
6 MEMBER HAMMES: It's going to be a combined work and --
7 CHAIRMAN FOOTE: Right.
8 MEMBER HAMMES: Right, yeah.
9 CHAIRMAN FOOTE: Okay.
10 MS. MOORE: Thank you.
11 CHAIRMAN FOOTE: Item No. 8 --
12 ADMINISTRATOR PALLAS: Mr. Chair, if I may I, just a clarification. Can I combine that as a single hearing for both properties, or should I -- should we set two separate hearings?
13 MR. CONNOLLY: At the hearing, it could be held as one, but on the agenda item, it should be two separate.
14 ADMINISTRATOR PALLAS: Two separate, so it would be two legal notices.
15 MR. CONNOLLY: Two legal, yup.
16 MS. MOORE: Yeah, two posters, okay.
17 MR. CONNOLLY: Yeah.
CHAIRMAN FOOTE: Okay. Item No. 8, 326 Front Street.

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

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

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

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

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

For the last meeting, I arrived late, so I know there were some questions that I wasn't able to answer for you regarding the use of the
breakfast room and a couple of other things, so, I didn't know if you wanted to bring this up now.

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

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

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


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

And so my question was, you know, I know you use the breakfast room for clients, I mean, for, you know, people that are staying there.
Is -- and then I had asked the question of, presumably, my question -- that's probably not the right word, because I'm then giving you the answer that expect you'll give me.

(Laughter)

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

So that was really what the question was.

MS. RIVERA-PITTORINO: Sure, sure. We do have rehearsal dinners there, I don't know, maybe like five per year, and sometimes people that aren't staying at the hotel do come. We've never run out of parking as a result. Usually, they walk from a nearby -- we always encourage people to stay in Greenport so that everyone can walk to each other. So like this past weekend, we had a rehearsal dinner there, and some -- most of the people that were there were staying at the hotel, but there were people that were staying at -- I know a lot of the family rented houses for the
weekend and on the other side of town, so they --
they didn't want to have to walk to the hotel, so
did park there. But we didn't run out of
parking, and none of them had to park on the
street. We valet park any time there's an event.
But, I mean, it's really not very often that that
happens, but it does happen sometime.

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

MS. RIVERA-PITTORINO: Yes.

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

MS. RIVERA-PITTORINO: Yeah.

MEMBER HAMMES: Okay.

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

MEMBER HAMMES: Yeah, yeah.

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

MEMBER HAMMES: Yeah. I just wanted to
clarify that on the record, so.

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

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

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

MEMBER KYRK: Okay.

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

MR. KYRK: Sure.

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

MEMBER KYRK: Okay. All right. Thank you.

MS. RIVERA-PITTORINO: But everyone did stay in the parking lot, and we have -- we have a very good relationship with neighbors across the
street, and we've never had to use any of their parking. And our customers don't like to park on the street, and we've never had to have them park on the street, even when the restaurant was open.

MEMBER KYRK: I see. Thank you.

MS. RIVERA-PITTORINO: Okay?

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

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

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

MS. RIVERA-PITTORINO: Yeah.

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

MS. RIVERA-PITTORINO: Yeah, yeah. It's
really more people are using it in the area for dropoff, and then they're -- you know, they're turned around. But, yeah, if --

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

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

MS. BERRY: I can answer that.

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

MS. BERRY: I separated it.

MS. RIVERA-PITTORINO: Okay, great.

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

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

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

MS. BERRY: I did.

CHAIRMAN FOOTE: Okay.

MS. BERRY: I have comments on that.

CHAIRMAN FOOTE: Are you responding to those comments?

MS. BERRY: Yeah.
CHAIRMAN FOOTE: Okay, good.

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

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

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

CHAIRMAN FOOTE: Thank you.

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

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

MS. DOUGHERTY-JOHNSON: Is there still an
electric vehicle charging spot, also?

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

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

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

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

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

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

MS. RIVERA-PITTORINO: Yeah, by Hertz.

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

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

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

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

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

MS. RIVERA-PITTORINO: Again, we don't have
to have it. If it bothers people, we'll get rid of it. It's not a big deal. It's not a deal-breaker for me.

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

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

CHAIRMAN FOOTE: Yeah.

MS. BERRY: -- from all different angles.

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

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

So I think it shows that there's very little impact. And, also, the south facade has setbacks, so you're not feeling like there's a
big building looming over you. So --

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

MS. BERRY: On the third floor --

CHAIRMAN FOOTE: Yeah.

MS. BERRY: -- in the front --

CHAIRMAN FOOTE: Yeah.

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

CHAIRMAN FOOTE: Right.

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

CHAIRMAN FOOTE: Okay.

MS. BERRY: So when you look at --

MEMBER HAMMES: Yes.

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

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

CHAIRMAN FOOTE: Right.

MS. BERRY: Yeah.

MEMBER HAMMES: So it doesn't --

MS. BERRY: And that, between some of the
awnings and that, I think you'll find that it
doesn't have that bulky sense.

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

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

CHAIRMAN FOOTE: Okay.

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

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

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

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

    CHAIRMAN FOOTE: Okay.

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

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

    ADMINISTRATOR PALLAS: We will.

    CHAIRMAN FOOTE: Yeah.

    ADMINISTRATOR PALLAS: I mean, we certainly will have that done. I think you all had also requested the Fire Department review.
CHAIRMAN FOOTE: Okay.

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

CHAIRMAN FOOTE: Okay.

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

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

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

CHAIRMAN FOOTE: Yeah.

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

MS. BERRY: I guess so, I'll try. It's just calling them. But, okay, I'll call and ask for a confirmation of that in writing.
CHAIRMAN FOOTE: Yeah. Let's go back to the parking spots, because I -- you mentioned that there are 31 spots, plus two, if you count the rental spots.

MS. BERRY: Right.

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

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

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

MS. BERRY: Yes.

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

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

CHAIRMAN FOOTE: Yeah.
ADMINISTRATOR PALLAS: -- the variance is, but it certainly needs one, in our opinion.
CHAIRMAN FOOTE: So, if the Building is going to refer it to Zoning anyway, there's no point in trying to make a case to us.
MS. BERRY: Okay.
CHAIRMAN FOOTE: In my opinion, it's just not necessary.
MS. BERRY: Can I add a little bit of argument, though?
CHAIRMAN FOOTE: Sure.
MS. BERRY: Because I think it is a big issue.
The current parking need with the approved existing use is 51 parking spaces; the proposed is 55. That's a difference of four spaces, okay?
On -- also, Green -- he's disavowing all the grandfathered stuff, because two of the three lots were vacant, but they were all part of one property that functioned.
And Greenport is weird in that it doesn't allow people to amass lots, but it treated it as one lot through history. You know, the setbacks are based on one lot, not multiple lots, that type of thing.
So, personally, I think the whole thing should be grandfathered. But, if you want to cut hairs, and I don't see why all three are suddenly discounted, because one was fully developed. And I think we only need to address the parking need of the west wing, which is on the lots that were vacant, and if I do that, I'm providing enough parking for that.

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

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

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

MS. BERRY: Right.

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

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

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

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

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

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

MS. BERRY: Right.

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

MS. BERRY: Okay.

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

MS. BERRY: No. The existing --

MEMBER HAMMES: There's 31.

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

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

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

CHAIRMAN FOOTE: Okay.

MS. BERRY: Okay. So you had a previous
approval, and the use -- the need was for 51, but
they approved like in the low 30s, okay?

CHAIRMAN FOOTE: Okay.

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

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

MS. BERRY: Yeah.

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

CHAIRMAN FOOTE: Okay.

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

CHAIRMAN FOOTE: All right.

ADMINISTRATOR PALLAS: -- adds up.

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

Okay. And traffic, the consultant's
suggestion was rather vague. And I think in my
last memo to you -- maybe I should also explain
that I do have a background in transportation. I worked for New York City Department of Transportation for 11 years. I started their Pedestrian and Traffic Calming Program, and to do that, I actually had to know the highway manual capacity extremely well. And I looked at the formulas, not just the software, and we actually reduced safety by 50% for pedestrians by the analysis.

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

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

MS. BERRY: Well, what I gave you -- I don't have the software, if you want me to run the software. But what I did is I gave you the expected trips, and the expected trips are basically the same, except in the morning, there might be an increase of about 11 per hour, which is really minor. And, also, as I said, I think it's actually good for the Village, because it's capturing people before they enter the Village.
So I actually think if you're going to have a hotel, this is exactly where you want it, because it's walkable, but you're stopping the traffic from entering.

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

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

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

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

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

And the parking size, the former plans that were approved did have 9-feet-wide parking places, so we want to maintain that, so we don't
lose parking spaces by going to 10 feet, so we
are asking for a variance for that. And,
probably, we need a variance for the overlap of
the accessible parking with the loading.

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

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

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

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

MS. BERRY: Right. And you said that it's
only like three or four times a month that they
actually get deliveries.
MS. RIVERA-PITTORINO: We get paper product deliveries once a month. Even when they pick up the garbage, they pick it up through the back entrance, so they never have to use the loading. And, you know, we -- yeah, we don't -- we just don't get a lot of deliveries. It's all paper products, and in order to make it -- you save money when you order in bulk, so we just order paper products once a month, and then, you know, we just don't get many deliveries.

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

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

MS. BERRY: Well, it already had one.

MEMBER HAMMES: On the first floor.

MS. BERRY: And -- pardon?

MEMBER HAMMES: On the first floor.

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

MEMBER HAMMES: Right. There's a deck on
the first floor, not on the second and third floor, it's a dummy inside where the -- where the hall is.

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

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

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

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

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

MS. RIVERA-PITTORINO: Yeah. A lot -- a lot of the complaints of the customers, in the wintertime there's no common space. In the summertime, the pool area is the common space.
And when the restaurant was open, the restaurant
was sort of a common space. But we can't just let people hang out in the restaurant, because, you know, it has a kitchen and fire, you know, and that stuff.

MEMBER HAMMES: Yeah.

MS. RIVERA-PITTORINO: So --

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

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

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

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

MS. BERRY: There's nothing above.
MEMBER HAMMES: Right,

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

I mean --

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

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

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

MS. BERRY: I know, but this exists.

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

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

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

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

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

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

MS. RIVERA-PITTORINO: It's where the
guests sit for breakfast in the morning. When it's warm, they like to sit outside. But you'd never -- I think you guys --

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

MS. BRAATEN: Hold on one second.

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

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

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

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

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

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

CHAIRMAN FOOTE: It's --

MEMBER HAMMES: It's required by what?

MR. ARIIZUMI: Client, owner.

MS. RIVERA-PITTORINO: By me, yes.
MS. BERRY: So, obviously, there's some give and take.

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

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

But, right now, the deck below it, our guests use it for breakfast, and, you know, anybody who -- we just -- we don't have a wild crowd with a lot of people partying on a deck, I mean, it's just not who we are. And we've had that deck on the first floor for years now, we just never had any problems with it.
MEMBER HAMMES: And the third floor deck will just space off of those rooms?

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

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

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

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

MS. RIVERA-PITTORINO: Yeah, but they can have the window open. You know, it's just about being able to sit outside.
CHAIRMAN FOOTE: I guess my personal issues are, first, it brings the building that much closer to the street, and that kind of just startles me when I saw it from the various angles. I can't picture what it would look like without the decking, but for some reason they're -- the decking itself just makes it -- you know, I'm really trying to be very sensitive to just the appearance of it in terms of -- because it really affects -- you see it right when you're entering Greenport, and it's going to really stand out one way or the other. And you want to -- it's good to create as good an image as possible. And, I mean, I like -- I actually like the other parts of the building, I think they're very tasteful, but, for some reason, that just doesn't -- it looks kind of awkward to me.

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

CHAIRMAN FOOTE: Okay.

MR. ARIIZUMI: -- as I said, it's -- it is started by the requirement from clients. However, I think it is accessory added, the transparency of the building, not bulk. It's like a -- it's a net, like. So if it is -- it
is -- yes, it is coming a little closer, the skin
of the net coming closer to the street, but it is
a net, it's very transparent. So it's softening
the hardship of the facade building. It is
really -- I started without, obviously, and added
later with discussion with her and --
CHAIRMAN FOOTE: In part, to soften it and
give it a softer look?
MR. ARIIZUMI: Uh-huh. So with my opinion,
it worked very well.
CHAIRMAN FOOTE: Is it -- and it very well
may. It just -- is it -- is it screened in, or
is it --
MR. ARIIZUMI: No.
CHAIRMAN FOOTE: No.
MR. ARIIZUMI: No.
CHAIRMAN FOOTE: Okay.
MEMBER KYRK: Well, it's supposed --
MR. ARIIZUMI: And, also, the top -- I'm
sorry. Top is a pergola just making a shade.
So, again, it's not assorted things.
MEMBER KYRK: And it's going to be all --
above all of the screening, shrubbery and such
for the first floor?
MS. BERRY: Right.
CHAIRMAN FOOTE: Yeah.

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

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

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

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

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

MS. RIVERA-PITTORINO: Sure. Like what?

If you tell us what they are --

CHAIRMAN FOOTE: Yeah, I --

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

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

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

CHAIRMAN FOOTE: Well --

MEMBER KYRK: Certain things visually like enhance the impact of what you're looking at, you
CHAIRMAN FOOTE: You don't want to give it a cluttered look. I mean, the designers, you guys would have a better idea of what it should look like than I do, but it should have a minimal, I think, kind of a thing. There should be some maximum usage of furniture and stuff, so it doesn't look junkie.

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

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

MS. RIVERA-PITTORINO: Yes.

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

MS. RIVERA-PITTORINO: Yes.

CHAIRMAN FOOTE: Okay.

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

MS. BERRY: It's the existing.
MEMBER HAMMES: So it's exact.

MS. BERRY: Yeah.

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

MR. ARIIZUMI: It's about 10 feet.

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

CHAIRMAN FOOTE: Ten feet?

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

CHAIRMAN FOOTE: That's pretty deep.

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

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

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

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

MEMBER HAMMES: It looks like glass.
MS. DOUGHERTY-JOHNSON: -- the top will get rained on.

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

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

CHAIRMAN FOOTE: It's a pergola.

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

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

MS. BERRY: Right.

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

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

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

MS. RIVERA-PITTORINO: Yes.

MEMBER HAMMES: Conifer?

MS. RIVERA-PITTORINO: Uh-huh.

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

MS. RIVERA-PITTORINO: We need it for
parking, we need it for additional parking. And, also, it's not -- it's not in the best condition, so we're going to plant other things there. I'm hoping -- well, I want to plant more cherry blossom trees because of the color, like -- like in the spring, you have the forsythia, that blooms first, and there's yellow, and there's pink later in the spring, and I just want to have more color.

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

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

I recognize, for instance, that the other hotels in town have a third floor, but they're smaller overall in terms of footprint, at least visually from the outside they seem to be. So I think that's one of the reasons why we focused on the decking as well, is just how it's going to
kind of sit on that lot. It's a very large front
structure without that break that's currently in
the middle --

   MS. RIVERA-PITTORINO: Yeah.
   MEMBER HAMMES: -- from my perspective.
   MS. RIVERA-PITTORINO: But there is a
really significant setback. And I think that
overall, I think it's going to look nicer than it
does now, I think it's an overall improvement
   MS. BERRY: And, also, it will be glass, so
you'll be seeing --
   MEMBER HAMMES: I like that part of the --
that section. That section of it looks nice.
   CHAIRMAN FOOTE: When is the -- when would
they be scheduling the Zoning Board hearing? I'm
just trying to time what we're doing with what
they're doing.
   ADMINISTRATOR PALLAS: The Zoning Board
hearings are typically on the -- is it the third?
   MR. CONNOLLY: Third Tuesday.
   MS. LINGG: Third Tuesday.
   ADMINISTRATOR PALLAS: Third Tuesday of
everybody month. We have not done a formal
review for variances. If this is -- if the next
step for you folks is to refer it, we will start
that process. It wouldn't get on this month's Zoning Board calendar, but it could get on July's calendar.

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

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

MR. CONNOLLY: It will be on the agenda.

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

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

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

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

ADMINISTRATOR PALLAS: -- to get to Zoning to --

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

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

CHAIRMAN FOOTE: Okay.

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

CHAIRMAN FOOTE: Okay.

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

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

MEMBER HAMMES: We still need to read it.

MS. BERRY: At the last meeting.

MEMBER HAMMES: But it's not -- part of my
concern, and I understand, and I appreciate everything that you say, and I think your background sounds great, but I generally like to hear things from an uninvolved third party on things like this.

MS. BERRY: I understand. I understand.

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

CHAIRMAN FOOTE: Okay.

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

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

MS. BERRY: Right.
MEMBER HAMMES: I mean, I've seen it. I live in town.

MS. BERRY: Right.

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

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

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

MS. RIVERA-PITTORINO: Yes.

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

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

CHAIRMAN FOOTE: Yeah.

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

CHAIRMAN FOOTE: Yeah.

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

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

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

MS. RIVERA-PITTORINO: Sure.

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

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

MEMBER HAMMES: Right. No, I get that.

MS. RIVERA-PITTORINO: I can tell you that anybody that stays with us, I mean, we always -- we strongly discourage people from driving into the Village. We give everyone walking directions. Everyone -- anyone who knows Greenport knows it's a nightmare to park down there, which is why, unfortunately, some of these people from the other hotels, when they stay for
MEMBER HAMMES: I understand that. But people that want to go, for instance, to Orient State Park for the day are going to drive right in the middle of downtown from your hotel. They're not going to go out the back route that the rest of us might use.

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

MS. RIVERA-PITTORINO: Sure.

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

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

CHAIRMAN FOOTE: How many additional rooms are you creating?

MS. RIVERA-PITTORINO: Twenty.

CHAIRMAN FOOTE: Twenty?

MS. RIVERA-PITTORINO: Uh-huh.

MEMBER HAMMES: So it's about a third.

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

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

MS. RIVERA-PITTORINO: I'm sorry?

CHAIRMAN FOOTE: How many rooms do you currently have?

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

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

MS. RIVERA-PITTORINO: In the summertime, June is always like a tricky month, but July and
August, we run like at 80% occupancy.

CHAIRMAN FOOTE: Okay. Even on --

MEMBER HAMMES: Just on weekends or all week?

MS. RIVERA-PITTORINO: That would be --

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

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

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

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

CHAIRMAN FOOTE: Do you have a -- what
percentage -- do you happen to know what percentage, roughly, of your guests currently come in through mass -- either the Jitney or the trains?

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

CHAIRMAN FOOTE: Thirty-seven percent?

MS. RIVERA-PITTORINO: Thirty-seven percent.

CHAIRMAN FOOTE: Oh.

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

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

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

CHAIRMAN FOOTE: Yeah.

MS. RIVERA-PITTORINO: Yeah, they walk.

And, I mean, quite frankly, most people, you know, 70% of our guests live in Manhattan and Brooklyn, and it's very hard to afford a car.

And, I mean, have a car in Manhattan or Brooklyn
is really hard.

MEMBER KYRK: I'm sorry. What percent?

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

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

MEMBER HAMMES: I don't see why not.

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

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

CHAIRMAN FOOTE: Yeah.

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

CHAIRMAN FOOTE: Is that fine, yeah?

ADMINISTRATOR PALLAS: That's fine with us.

CHAIRMAN FOOTE: Yeah, sure.

MS. BERRY: So when will you let us know if that's going to be a requirement?
CHAIRMAN FOOTE: At the next meeting.
MS. BERRY: Okay. Thank you. And I appreciate it.
CHAIRMAN FOOTE: Thank you.
MS. RIVERA-PITTORINO: Thank you.
MS. BERRY: All your questions were very thoughtful.
CHAIRMAN FOOTE: Yeah. Good. Thank you.
We really --
MS. RIVERA-PITTORINO: We'll take into consideration the design thing about the deck, you know, I mean, the style. And I might ask you later like what you mean exactly about --
CHAIRMAN FOOTE: Okay.
MS. RIVERA-PITTORINO: -- you know --
CHAIRMAN FOOTE: I appreciate that. I felt that your Architects' responses were very helpful for me --
MS. RIVERA-PITTORINO: Okay.
CHAIRMAN FOOTE: -- to hear what they had to say.
MS. RIVERA-PITTORINO: All right. Good.
CHAIRMAN FOOTE: But thank you. Yeah.
MS. RIVERA-PITTORINO: All right. Thank you very much.
CHAIRMAN FOOTE: Okay. So, at this point, are we, with this, with this particular -- we're tabling it for --

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

CHAIRMAN FOOTE: Okay.

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

MR. CONNOLLY: Yeah.

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

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

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

CHAIRMAN FOOTE: Okay. Okay, fine.

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

CHAIRMAN FOOTE: So --

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

MEMBER HAMMES: Okay. You will, okay.

ADMINISTRATOR PALLAS: You don't put that in a resolution here, we'll --
CHAIRMAN FOOTE: Right.

MEMBER HAMMES: Okay.

ADMINISTRATOR PALLAS: That will be the next step.

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

MS. DOUGHERTY-JOHNSON: Next meeting.

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

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

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

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

MS. RIVERA-PITTORINO: -- what it is you're looking for exactly in the traffic study, so that we give you the information that you need. Like what is -- because we know that they come to the Greenporter, they stop at the Greenporter and they park there, and then what percentage -- I can probably tell you what percentage of your guests, you know, venture east. So, you know, we -- like we have cards from the vineyards and
stuff. And Orient State Park, they don't use it that much, but, you know, the local beaches and things. I mean, we have beach passes. But, you know, if you can just tell us exactly what it is that you need.

MEMBER HAMMES: The golf course. The golf course.

MS. RIVERA-PITTOINO: I'm sorry?

MEMBER HAMMES: The golf course.

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

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

(Laughter)

MS. RIVERA-PITTOINO: I'm sorry?

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

(Laughter)

MS. RIVERA-PITTOINO: Yeah. We would like more people to use the golf course, but we do promote it. And they walk to everything. They walk to the restaurants, they walk to the farmers
market, they walk to the shops, they walk to, you
know, whatever tasting rooms are downtown.
They -- you know, they -- our customers really
support the Village.
    Thank you very much.
CHAIRMAN FOOTE: Thank you.
MEMBER KYRK: Thank you.
CHAIRMAN FOOTE: Are we ready to move to
adjourn?
MEMBER HAMMES: Yeah, second.
CHAIRMAN FOOTE: I move to adjourn. Do I
have to vote on that? Yeah?
MEMBER HAMMES: Second.
CHAIRMAN FOOTE: Okay. All those in favor?
MEMBER DOUGHERTY-JOHNSON: Aye.
MEMBER HAMMES: Aye.
MEMBER KYRK: Aye.
CHAIRMAN FOOTE: Aye.
We hereby adjourn this meeting. Thank you.
(The meeting was adjourned at 5:05 p.m.)
CERTIFICATION

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

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

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on June 6, 2019.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of June, 2019.

Lucia Braaten

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Planning Work Session 6/6/19

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