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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
PLANNING BOARD
WORK SESSION & REGULAR MEETING
-----x

October 27, 2022
4:00 p.m. - Station One Firehouse
236 3rd Street
Greenport, NY 11944

B E F O R E:

- PATRICK BRENNAN - CHAIRMAN
- PATRICIA HAMMES - MEMBER
- LILY DOUGHERTY-JOHNSON - MEMBER
- SHAUN BUCHANAN - MEMBER
- DAVID CREEDON - MEMBER

ALSO IN ATTENDANCE:

- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT CONNOLLY - ATTORNEY FOR THE BOARD
- MICHAEL NOONE - CLERK OF THE BOARD
- THOMAS MAZZOLA - LK McLEAN

1 **(*The meeting was called to order at 4:01 p.m.*)**

2 CHAIRMAN BRENNAN: Good afternoon. Before
3 we get into the agenda items, I just have a
4 couple of quick comments. I want to thank Walter
5 Foote, the outgoing Chairman, for his service to
6 the Board and to the Village for over five years.
7 So, thank you, Walter.

8 I also want to welcome our new Board
9 Member, Dan Creedon, over here. Dan, welcome

10 MEMBER CREEDON: Thank you.

11 CHAIRMAN BRENNAN: Thank you.

12 And I want to welcome the new Secretary to
13 the Boards, Mike Noone. And I also want to thank
14 the current Board Members -- Hammes,
15 Dougherty-Johnson and Buchanan -- for their
16 continued work on this Board and service to the
17 Village.

18 There may be some people in the audience
19 tonight who are here to speak. I just want to
20 remind everyone that this is not a public hearing
21 today; there's nothing on our agenda that is a
22 public hearing. So there may not be the
23 opportunity to speak, but if we have some time
24 I'll try to allow for that, provided that you're
25 brief. So, thank you.

1 All right, the first item is a *motion to*
2 *accept and approve the minutes of the September*
3 *29th, 2022 Planning Board Work Session and*
4 *Regular Meeting.*

5 MEMBER HAMMES: Second. Sorry, moving too
6 fast (*laughter*).

7 CHAIRMAN BRENNAN: So moved. Second?

8 MEMBER DOUGHERTY-JOHNSON: Second.

9 MEMBER HAMMES: Second.

10 CHAIRMAN BRENNAN: Any discussion? All in
11 favor?

12 MEMBER HAMMES: Aye.

13 MEMBER DOUGHERTY-JOHNSON: Aye.

14 MEMBER BUCHANAN: Aye.

15 CHAIRMAN BRENNAN: Dan?

16 MEMBER CREEDON: I'm going to abstain from
17 that, I wasn't here.

18 CHAIRMAN BRENNAN: I'm going to abstain as
19 well. Please note that Board Member Creedon and
20 Brennan have abstained. (*Minutes accepted - VOTE:*
21 *3/0/2/0 - Abstentions: Chairman Brennan & Member*
22 *Creedon*).

23 All right, *Item No. 2, motion to schedule*
24 *the next Planning Work Session and Regular*
25 *Meeting for 4 p.m. on November 28th, 2022.*

1 I would like to suggest that we change that
2 motion. I'd like to schedule a Work Session for
3 November, so if we can make two motions or modify
4 the motion so that we could potentially meet on
5 November 3rd. Does anyone on the Board have
6 comments about that or an opinion?

7 MEMBER HAMMES: I won't be here, but I
8 guess my only question would be whether there's
9 any public notice requirement for a meeting.
10 I don't need to be here for it, though.

11 CHAIRMAN BRENNAN: Okay. Do we have any
12 notice requirements, Paul?

13 ATTORNEY CONNOLLY: Not for a public
14 hearing. If there's not going to be a public
15 hearing, it's just a work --

16 CHAIRMAN BRENNAN: It's a Work Session.

17 ATTORNEY CONNOLLY: We can just put
18 the agenda --

19 ADMINISTRATOR PALLAS: It's five -- isn't
20 it five days for a public meeting, I thought?

21 ATTORNEY CONNOLLY: Today's what? What's
22 today's -- today is --

23 MEMBER DOUGHERTY-JOHNSON: The 27th.

24 ATTORNEY CONNOLLY: The 27th, so you would
25 post it by --

1 ADMINISTRATOR PALLAS: I'll post it
2 tomorrow.

3 ATTORNEY CONNOLLY: Yeah.

4 CHAIRMAN BRENNAN: That's okay?

5 ADMINISTRATOR PALLAS: If I might ask, as
6 far as the agenda for that meeting, is it for
7 applications or is it a separate purpose? Just
8 so we can notice it properly, or set up an agenda
9 properly.

10 CHAIRMAN BRENNAN: It's for a separate
11 purpose and I thought I would get into that at
12 the end of our meeting tonight where we talk
13 about other business.

14 ADMINISTRATOR PALLAS: Sure. So just to be
15 clear, there'd be no applications on the agenda
16 for that meeting.

17 CHAIRMAN BRENNAN: I'd prefer not to, yes.

18 ADMINISTRATOR PALLAS: Okay. Thank you.

19 CHAIRMAN BRENNAN: Okay? So, I'd like to
20 make a motion that we schedule the next Planning
21 Board meeting for 4 p.m. on November 28th, 2022,
22 as well as scheduling the next Planning Board
23 Work Session on November 3rd at 4 p.m., 2022.

24 MEMBER HAMMES: I second.

25 CHAIRMAN BRENNAN: All in favor?

1 MEMBER DOUGHERTY-JOHNSON: Aye.

2 MEMBER HAMMES: Aye.

3 MEMBER CREEDON: Aye.

4 MEMBER BUCHANAN: Aye.

5 CHAIRMAN BRENNAN: Aye. Motion approved

6 (*Meetings Scheduled - VOTE: 5/0/0/0*).

7 *Item No. 3, 225 Monse11* has been withdrawn.

8 We're not going to be discussing that application
9 this evening.

10 So we're going to get right into *Item No. 4*
11 *which is 200 Main Street, the Greenport Inn*. Is
12 there someone from the public that would like to
13 speak?

14 DAVID GILMARTIN: Hi. For the applicant,
15 David Gilmartin, Jr., Greenberg Traurig,
16 Bridgehampton, New York, and I'm Counsel for HF2,
17 the applicant here. I also have with me tonight
18 Keyan Cody who will talk to you about the traffic
19 study and Alex Badalamenti who is the architect
20 who has done the picture here and has done a
21 model for you, and we can go through that, which
22 I think is responsive to some of the questions of
23 the Board.

24 This is a site plan application for a
25 22-room hotel at 20 Main -- I'm sorry, 200 Main

1 Street. The two buildings that are currently
2 proposed, you can see it on there. The front
3 building will be used as a reception area with an
4 office, and the rear building will have the
5 rooms.

6 I appeared before this Board on April 6th
7 and May 26th in a Pre-Submission Conference.
8 During that Pre-Submission Conference, along with
9 the applicant, the Board has identified issues
10 that were needed to be looked at and reviewed
11 prior to our ability to move forward in the site
12 plan process and our application to the Zoning
13 Board of Appeals.

14 After identifying those issues -- which are
15 density, traffic, parking, safety and
16 operations -- your consultant provided us with a
17 scope, a scope document in which we were going to
18 analyze the traffic, analyze the parking and
19 we're going to analyze the safety.

20 We prepared that document, it was
21 submitted, the consultant has responded to it and
22 then we have responded to that response,
23 basically it asked us more information, we have
24 provided that. I understand you're just getting
25 that today, so we won't spend a whole lot of time

1 going through it, but I think it's important that
2 you hear from the traffic consultant and where we
3 are today on this project and then we can have a
4 full discussion of the full report and our
5 response to the consultant at your next meeting.

6 Our parking study, when you have a chance
7 to look at it, and I ask that you take a deep
8 look at it, it's pretty clear. It was objective
9 and it was exhaustive. It was July 8th and 9th,
10 which was a Friday and Saturday, from 10 a.m. in
11 the morning till 10 p.m. at night. We received
12 in a response to that some information from your
13 consultant which involved a 2018 Google Earth map
14 questioning the results of what was an objective
15 study of the parking. It said that our -- there
16 was something wrong with the outcome of that
17 {alar}, again, objective study. And I would say
18 to you that I would ask you to disregard that
19 part of the response and I would say to you that
20 that's a fair comment. If we were to present a
21 2018 Google Earth photo, a snapshot in time, we'd
22 be laughed out of this room having, you know,
23 legitimate evidence. What we provided was the
24 legitimate objective evidence.

25 So we have three things that we're looking

1 at, and I want to -- I want to work through this
2 quickly for you. There's the operational aspect.
3 We responded to that on May 16th with a later --
4 letter from HF2 Partners. I don't know if you
5 remember that the owner of HF2 got up and he
6 explained how the hotels operate. He's an
7 operator, I think there's 17, 18 hotels, two of
8 which -- the Harbor View and Sound View -- he
9 operates in the area along with many others, and
10 he gave you an outline of how they operate their
11 hotels.

12 There were specific questions provided by
13 this Board through its consultant and that May
14 16th letter was responsive to that. I'm going to
15 just run through this quickly, you have the
16 letter that was submitted in the middle of May.
17 The first set of questions dealt with operations
18 and personnel, and I can summarize by saying that
19 during the high season there would be three
20 people max on-site to take care of the property.
21 One will be checking people in, the other two
22 will be a cleaning crew and that's during the
23 months of July and August; otherwise it'll be two
24 people on-site.

25 The second set of questions had to do with

1 how we're getting our employees to the site.
2 The employees will park off-site and will be
3 transported to the site. Again, we have the
4 Sound View which has extra parking and we can
5 park at the high school as another option, they
6 will be directed to park there and then they'll
7 be transported to the site.

8 The next set of questions asked about
9 deliveries. All deliveries that are done and all
10 of the properties are done at off-peak times so
11 as not to interfere with the operations of the
12 hotel.

13 And then there was a set of questions --
14 and I know that this is a concern of the Board
15 that's been raised throughout this process, is
16 the courtyard and how is the courtyard going to
17 operate. And those -- the answers to those
18 questions is -- the first one you asked how are
19 we going to ensure that it's only the hotel
20 guests. Well, they'll be the only ones with the
21 keys to have access and they will be directed
22 that they cannot invite visitors to that site.

23 The next question you asked is when will it
24 be open. It'll be open between 8 a.m. and 9 p.m.
25 and shut down after 9 p.m. There will be no loud

1 speakers in the courtyard and it will be secured
2 by on-staff security or the cameras and a
3 security gate to keep people who are not staying
4 at the hotel out.

5 So that's the May 16th letter on the
6 operations. Again, we have Mr. Badalamenti who
7 can talk with the model and the -- show you
8 exactly what we have planned, and then Keyan
9 Cody will -- I'll turn the presentation over in a
10 minute to talk about traffic.

11 But one thing that I want, and I think you
12 should consider as you read all of this, is
13 consider it through the lens of the types of uses
14 that could be here. I think if you review the
15 Code, that this is one of the less intensive
16 uses, right. I think for many years this Village
17 may have been lucky that Sweet Indulgence wasn't
18 a destination but something or a place that
19 people went to as they walk by, except for maybe
20 Valentine's Day people would go there. So
21 consider the other uses because that's -- one of
22 those uses is coming to this site. And I would
23 submit to you that this is one of the last
24 intensive uses as part of your Code.

25 The second thing I ask you to do and, you

1 know, without overstating, it seems like some of
2 the responses that we've had were adversarial.
3 We come here to work through a process with you.
4 We want to be open, transparent, we want to
5 resolve any issues that you bring up, but we need
6 -- we need reasonable and open minds. And I'd
7 ask you to keep your minds open as you review all
8 of the information that we've submitted.

9 With that, I'll ask Keyan to come up and
10 talk to you about the traffic.

11 CHAIRMAN BRENNAN: Thank you.

12 DAVID GILMARTIN: And the parking.

13 KEYAN CODY: For the record, Keyan Cody, as
14 part of the firm of Robinson & Mueller
15 Engineering. Our address is 50 Elm Street in
16 Huntington, New York.

17 Now, I'm going to go through a brief
18 synopsis about the original traffic impact study.
19 It's a very technical document, so I'm going to
20 try to put things in layman's terms so it's
21 easier for everyone here to understand. But
22 essentially the project states a 22-room low
23 amenity hotel meaning there's no restaurant,
24 there's no bar, it's mainly just rooms. It's
25 only going to really occupy people that are going

1 to stay there and you're not going to get really
2 excess guests or anything like that.

3 As part of the plan, 25 parking spaces are
4 required, five are being provided on the site, as
5 such they suggested 20 stalls. The applicant is
6 seeking to use payment in lieu of parking for
7 those 20 stalls which is allowed by the Planning
8 Board.

9 In addition to the parking stalls on-site,
10 there's also going to be two loading stalls that
11 would be used for loading and unloading of guests
12 if they decide to drive to the hotel initially.

13 As part of the review process, we were
14 asked to perform an in-depth traffic and parking
15 analysis; as such we submitted the Traffic and
16 Parking Study dated August, 2022. You have
17 revised it October, 2022 and submitted along with
18 a cover letter for response to LK's original
19 comments. Now, I know you've just received that
20 so I'm not going to go too in-depth on the
21 comments just yet, I'll just go through the
22 original TIS and then what that will look for
23 you.

24 Essentially, you're referring -- I'll start
25 off with the traffic aspect. So, we performed

1 traffic training, movement and observations at
2 four intersections using neo-vision cameras,
3 that's industry standard. You usually set up a
4 camera, it records the intersection, that
5 intersection and processes the software which
6 gives out, you know, what kind of cars go
7 through, how many cars and where they're going
8 and we can use that data to base our study off
9 of.

10 The intersections that we studied were East
11 Front and Front at Main/Main; East Front at
12 Carpenter; Carpenter at Bay; and then Bay/South
13 at Main. Those four intersections create a box
14 around the board -- around the project site.

15 The observations were performed the weekend
16 following July 4th on a Friday and Saturday, July
17 8th and 9th. The weather at that time was good.
18 We understand that the Village street gets a lot
19 of pedestrian traffic and a lot of seasonal
20 traffic, there's big slay from low volume to high
21 volume as you get towards the Summer season and
22 then it sort of tapers off a little bit after the
23 Fall when harbor season ends. So we did make
24 sure to perform those counts during the Summer,
25 right around 4th of July when we knew the Village

1 would be as active as it possibly could.

2 The observations were analyzed and it was
3 broken down to four peak hours as based off the
4 scope of the AM commuter peak hour which is
5 between 7 to 9, we picked the hour which
6 generates the most traffic within that 7 to 9
7 range; the mid-day, 11 to 3 p.m.; the p.m.
8 commuter is 4 to 6, and then Saturday mid-day
9 which is 11 to 3 as well. The data was collected
10 and it was adjusted based off New York State
11 Department of Transportation recommendations for
12 your Code adjustments. At this time the economy
13 is pretty much back to open and everything is
14 still pretty a go now, so it's sort of back to
15 normal. We received no word from the DOT to not
16 do this so we do it as a precaution. And we
17 only -- when we adjust traffic volume movements,
18 we only adjust upwards. If what we observe is
19 higher, the higher number is taken. If the
20 historical data, which is adjusted based off
21 provided by the New York State DOT specifics of
22 the North Fork, we then use that entirely. So,
23 essentially, it's a very conservative way to
24 analyze intersections as it uses the highest
25 possible data. Possible values are based off the

1 user and historical data.

2 The traffic analysis compares the existing
3 no-build and build and then sub-scenarios between
4 in build -- the no-build and build; the same with
5 the area two years in the future. Those two
6 years are projected using a growth factor, for
7 known purpose, 1.8% per year, and that's the term
8 used by the New York State Department of
9 Transportation, that's industry standard.

10 The no-build also encompasses any other
11 planning projects. During our site visits we
12 went around and looked for vacant storefronts.
13 We estimated their size in Google Imagery and
14 used industry standard data from a group called
15 the Institute of Transportation Engineers, the
16 ITE, which is the general accepted standard, they
17 gather data from another country on many
18 different types of land uses and that data is
19 used to create average parking trip generation
20 routes conserving an estimated future events.

21 Now, the no-build we did -- the two store
22 fronts that we saw that were vacant, we ran them
23 as retail as we thought that would be the most
24 likely scenarios. And in terms of that we did 20
25 representing a shopping center at general retail

1 and the true backtrack, that resulting traffic
 2 throughout the four-study intersections taking
 3 into account that the majority of the municipal
 4 parking is to the west, so not every vehicle
 5 associated with those properties may travel
 6 through those corners.

7 Now, the traffic activity associated with
 8 the 22-room hotel is estimated in a similar
 9 fashion to the storefronts, the vacant
 10 storefronts. There is no specific language for
 11 the type of hotel. There's different off-suites,
 12 normal hotel, business hotel, as a silurian
 13 hotel, that's got bars and restaurants or pools
 14 or anything like that. We felt they were most
 15 apt to go with the business hotel which is
 16 typically just rooms and suites. That was a
 17 *(indiscernible)* by the consultant. The peak
 18 and -- the peak trip generation created those
 19 four times -- the a.m. commuter, the mid-day, the
 20 p.m. commuter and the Saturday. Basically we
 21 took it from the Saturday, which I would also
 22 like to point out the independent barrier we used
 23 for the business hotel, we took on these
 24 calculations with occupied rooms at -- so the 22
 25 occupied rooms is the max capacity. However,

1 there's no data for business hotels for Saturday
2 for occupied rooms. Instead I represented the
3 hotel which is higher and gives us 17 trips
4 during that time. If I were to run it just as
5 rooms underneath the Saturday peak period for a
6 business hotel, it ends up being 10 trips. So we
7 did go a little bit conservative on the most peak
8 time.

9 We also -- one of the comments received
10 from the civil engineers is they felt because
11 we're providing the shuttle service as well as
12 guests may travel to the site, that the trip
13 generation presented to the ITE may be end up
14 being greater. So we did also in the resulting
15 revised TIS submitted two days ago, we added
16 additional analysis which went and doubled the
17 original trip generation to make the worst case
18 scenario of guests driving first to the hotel,
19 checking in, parking, driving out, parking in one
20 of the municipal or free parking areas, whatever
21 they can find, and then contacting the hotel to
22 send a shuttle out which would essentially double
23 the trips that you have both in and out twice.

24 Now, the results of the two capacity
25 analysis sections revealed relatively the same

1 for both the normal and the worst case scenario.
2 Ultimately three and four intersections operated
3 five, one intersection we found some delays,
4 eastbound movement. However, we believe these
5 are overstated. The software that we used, it's
6 called {SECRA 11}, it's industry standard
7 software used by many other engineering firms on
8 Long Island. And essentially, in order to
9 anticipate the pedestrian associated with the
10 intersection in general, we took those lines that
11 saw pedestrians and incorporated them in, but we
12 believe the software doesn't necessarily reflect
13 the reality on the situation.

14 When you're driving in, pedestrians are
15 crossing, you usually can make, you know, two
16 stages where you can pull forward first into the
17 intersection, finish them crossing, finish your
18 movement; we don't believe that's being taken
19 into account which is causing an unnecessary
20 increase and delay. We reviewed the traffic
21 videos that came with the accounts and it does
22 appear that the intersection functions without
23 very much delay at all, especially on the north,
24 south and west approaches.

25 Though regardless of the level of delay,

1 the two scenarios do -- the two sub-scenarios we
2 ran were two one-way scenarios, east-bound and
3 west-bound for a front -- for East Front Street,
4 Eastern Front Street is right now a two-way
5 roadway. We ran two sub-scenarios to see if
6 mitigation would work, whether it would go
7 east-bound, it would go west-bound, and we found
8 the east-bound scenario did increase the look --
9 decrease the delay and made the intersection
10 operate slightly better compared to the two-way
11 operation. It also removes one of the movements
12 coming out of the intersection which would be
13 good for pedestrians.

14 Ultimately, our conclusion was that no
15 mitigation might necessarily be necessary because
16 we believe it delays our overstated from the
17 software analysis. And in addition, that the
18 east-bound analysis does show that the delays,
19 even with the issues that we believe the software
20 is having, can be mitigated.

21 Moving on from traffic, I'm going to get
22 into the parking aspect. The parking would be
23 performed on the same days, from July 8th and
24 9th. We performed it, as David said, from 10
25 a.m. to 10 p.m. Those observations were taken in

1 half-hour intervals meaning they surveyed off the
2 vehicles parked in those areas at that time,
3 every half hour it's recorded and you can get
4 sort of a general trend of where the parking is
5 and how it increases and decreases over time.
6 And we use that information and find out the
7 peak.

8 Our analysis was -- for the parking was a
9 very wide scope. We went to the school lots and
10 the Village, the Long Island Railroad the lots in
11 your head using South and First. We studied the
12 lot between Main and First, we studied a few
13 private lots in case we entertain the idea of
14 leasing spaces, we studied the Claudio's lots
15 along the marina, we studied the high school and
16 we studied a myriad of on-street directive
17 immediate downtown of the Village. In that site
18 we took note of the parking regulations placed
19 along the roadways, and in the actual analysis we
20 discounted and pretty much removed anything that
21 had a time restriction such as two-hour parking
22 or half-hour parking and we removed that from the
23 available parking capacity and only ran the
24 analysis using unregulated on-street parking,
25 municipal lots and that's it. So we believe it's

1 pretty conservative.

2 In terms of parking in a village like this,
3 I work in Huntington Village, it's a very popular
4 village, especially for night life and things
5 like that. When you go at night you're going to
6 go regardless, you can find somewhere to park
7 wherever it is. So, we believe that's sort of
8 the nature of parking in the Village, you're
9 going to find somewhere to park regardless.

10 In general, the numbers that we figured out
11 were the peak happened on that Saturday, July 9th
12 at three o'clock p.m. but during the mid-day.
13 And at the time we found 263 vehicles were parked
14 in a 300 section total vehicles, leaving 54
15 vacant spaces. We then went back to ITE again
16 but considered trip generation, the parking
17 generation. We used the business hotel land use
18 which either on a Friday or a Saturday, based off
19 a 22-room occupancy, it generates 16 parked
20 vehicles at the time. (*Indiscernible*) has
21 corroborated this and agreed that that's a
22 reasonable number to expect. With the five
23 on-street -- or the five on-site parking spaces
24 we can estimate we have to accommodate eleven
25 vehicles elsewhere during the peak time.

1 However, it's important to note that a hotel
2 generates its peak parking demand overnight and
3 early morning when the guests are back from
4 nighttime activities or daytime activities
5 regardless if they park on wherever they can and
6 at that point in time, the late evening and early
7 morning, the Village parking is is much lower
8 than it is at peak, meaning the two use is sort
9 of complimentary, the hotel is complimentary to
10 the current peak parking ban on the Village which
11 frees up some space

12 I know, as David stated, some 2018 imagery
13 was pulled out to show the Long Island Railroad
14 lot and showed that only about five or six spaces
15 were available. Based off a time of day
16 distribution using the statistics provided by IT,
17 at that three o'clock p.m. that we observed as
18 the peak in the Village on a Saturday, a business
19 hotel would only generate 46% of its peak parking
20 demand. With that said, the 16 vehicles then
21 gets cut in half to eight with the five on-site
22 and then we only need to accommodate three
23 off-site which would be accommodating those five
24 or six spaces that the Village saw was more
25 representative of what they thought the peak of

1 the area is.

2 So, regardless if there's five or six or
3 50, we believe that there's enough space within a
4 reasonable walking distance of the proposed
5 project to accommodate the parking demands
6 associated with use.

7 Now, in addition to the parking, we also
8 looked at safety, namely site distance and crash
9 analysis. The crash analysis was done to the
10 standards for New York State DOT. Recently they
11 wanted us to get three years of data prior to
12 COVID 2020 which is what we did, we upped 2017 on
13 2020 regarding the four site intersections.

14 At those four intersections we observed
15 nine total accidents. Only two of the four
16 intersections experienced those accidents and of
17 those nine accidents, one was fatal and no other
18 accidents resulted in injury. The one fatal
19 accident based off the police reports was a
20 result of glare and it happened at the Main at
21 Front intersection. Based off information
22 provided from David's comments, they agreed with
23 our sentiment that the traffic generated by the
24 proposed project would not exacerbate any
25 problems and not increase the accident rate in

1 the area. So we don't feel that the project is
2 going to create a more dangerous situation
3 accident-wise.

4 In terms of site distance, specific notice
5 told to be put on that -- the intersection on
6 Main at Front, so we looked at mainly the
7 westbound approach, that East Front approach,
8 these concerns put on the light pole that holds
9 the flashing yellow signal over there and we took
10 a look at it. We thought of using {Asho}
11 standards which is the general recommendation for
12 sight distance and plotting site triangles which
13 is essentially the area that's supposed to be
14 free and clear for when you're trying to make
15 your informed decision about your turn movement.
16 What we found is pretty typical to what most
17 villages which are very dense in terms of
18 on-street parking, whereas your site distance is
19 obstructed by vehicles parked within the
20 designated parking lanes on the side to the
21 roads. And in that situation when inadequate
22 site distance is available {Asho} recommends
23 drivers pull forward slowly until they have the
24 recommended site distance and they work the turn
25 safely.

1 And just based off the videos that we took
2 at intersection, just based on looking around the
3 Village, that is what happens. Drivers will
4 slowly pull forward, unload any pedestrians and
5 make a safe and informed decision when they make
6 the turn.

7 I would like to point out, and I believe we
8 ultimately agreed with this sentiment, currently
9 on that northeast corner there's a lot of
10 landscaping that's almost directly on the corner
11 that when you pull up to the intersection it
12 really obstructs your view. Upon completion of
13 the project, that landscape can be trimmed back
14 and they won't feed it anymore which would
15 greatly improve the site.

16 And then in addition, that west wing
17 building which is on that side is still placed I
18 think about 14 feet back from the roadway, and
19 essentially we think this site would be much
20 improved.

21 I think they also asked us to point out
22 that on all four of the site intersections there
23 are various regulations whether it's no stopping
24 here to the corner, fire hydrants or no parking
25 signs that prevent people from parking at the

1 very edges of the intersections which does help
2 with site distance.

3 In general, we believe that the project
4 wouldn't exacerbate any traffic conditions or
5 parking conditions within the Village and that
6 there would be no issue with public safety and
7 pedestrian safety as a result of the proposed
8 project.

9 I am available for your questions should
10 there be any.

11 CHAIRMAN BRENNAN: Thanks for that thorough
12 summary. I want to ask how many other speakers
13 are there for the applicant; the architect? Not
14 from the public but representing the applicant.
15 Just the architect? Would the Board like to hear
16 from the other applicant representatives before
17 we bring up questions, or do you want to get into
18 the --

19 MEMBER DOUGHERTY-JOHNSON: Sure.

20 CHAIRMAN BRENNAN: All right, I'd like
21 to -- yeah. So, thank you.

22 ALEX BADALAMENTI: Good afternoon. Alex
23 Badalamenti, BLD -- President of BLD Architects,
24 31 West Main Street, Patchogue, New York. And as
25 passionate as Keyan is about traffic and

1 parking --

2 (*Laughter*)

3 -- we're equally passionate about design, and
4 I'll keep it very, very brief.

5 We are very respectful of the Village, its
6 history and also its future and its context, and
7 we took that into account for the design of this
8 building. And I believe that the materials we
9 brought today further illustrate our sort of
10 passion or genuineness of what I'm saying, but I
11 suggest you take a look at the renderings and
12 take a look at the model and I'll talk to that in
13 a little bit.

14 Its history, the building that we put up
15 along Main Street, the reason we subdivided the
16 two buildings isn't that it's more cost
17 effective, it's actually more expensive. But we
18 think from a bulk perspective, it's much more
19 sensitive to the community in the way that people
20 are received and the way the shadows and
21 everything fall on the building. We deliberately
22 placed a more traditional building in front to
23 continue the context of Main Street, and then we
24 used a more industrial look to kind of appeal to
25 the working harbor which is to the east.

1 Zoning-wise, we are asking for a relaxation
2 of parking, which is not unusual in a village.
3 And our other zoning request is for the third
4 story. It's a little nebulous in the Code, but
5 it was pointed out that it's two stories or
6 35-feet. We meet height, we meet bulk, we meet
7 FAR. Whether we are two or three stories, the
8 bulk would be identical in this proposal, so I
9 don't think that bulk is really the issue.

10 There was a comment made about the
11 smallness of the rooms; that's also very
12 deliberate. In a future hotel and a boutique
13 hotel, especially in Greenport, the idea is for
14 people not to spend time in their rooms but to be
15 out in the community using the amenities of the
16 community, dining, shopping. So the rooms are
17 deliberately small and that's the intent behind
18 it. It is not a reflection of the quality of
19 this hotel or the quality of the designs that we
20 put forward.

21 The model, we did a full-scale model,
22 probably about -- it's a couple of blocks. The
23 building is inserted, I think you can see from
24 the model. If you approach it you'll see that
25 the scale looks appropriate for the site, in our

1 opinion it matches the straight use so that we're
2 not taking liberties with the renderings to our
3 advantage, we're being as photo-realistic as we
4 can. We also have a little side model over there
5 for an existing switch-out which can be placed in
6 there and replaced also if you want to see the
7 comparison of the two.

8 So, with that, I'll leave that to your own
9 judgment. But I think we tried to be as
10 professional as we can and objective, as Dave
11 mentioned. Thank you.

12 CHAIRMAN BRENNAN: Thank you. I just want
13 to comment. I think your presentation materials
14 are very helpful and well prepared, so thank you
15 for that.

16 ALEX BADALAMENTI: Thank you.

17 CHAIRMAN BRENNAN: Rob, if we want to hear
18 from the public, is that at our discretion now?

19 Attorney CONNOLLY: It really should be
20 held at the public hearing.

21 CHAIRMAN BRENNAN: Okay. So, I know some
22 of you are from the public and we're not going to
23 take time to have public comments at this point.
24 If this application moves forward to a public
25 hearing, you'll be notified and you'll be able to

1 speak at that meeting and we'd welcome your
2 comments. And so thank you for coming this
3 evening and I hope, you know, you understand that
4 we can't -- we can't do that now. Thank you.

5 Okay. So, I have a list of a couple of
6 items I want to make sure that we touch on and --
7 but I'd like to hear from the other Board Members
8 their comments. So before -- before I get into
9 my own comments, I just want to outline a couple
10 of things. Do we have someone from McLean here
11 tonight?

12 MR. MAZZOLA: Yes.

13 CHAIRMAN BRENNAN: Okay, thank you.

14 MR. MAZZOLA: Tom Mazzola.

15 CHAIRMAN BRENNAN: Tom? Before we finish
16 this, I want to make sure we get an update on the
17 SEQRA status for the project; I want to talk
18 about a referral to the Fire Department and how
19 that would work; a referral to the Zoning Board
20 of Appeals should we decide to do that, and I
21 think that's part of the application. I also
22 want to discuss the mechanics, how payment in
23 lieu of parking would work in this particular
24 application.

25 And I do want to make sure that the

1 planning consultants' comments are fully
2 addressed. The planning consultant had a lot of
3 comments and I understand that some new materials
4 came in from the applicant on the 25th. It's a
5 little bit late for this Board to review those
6 responses, so I don't think it's -- I personally
7 have not reviewed the materials that came in on
8 the 25th. So, I think -- I want to be absolutely
9 clear that I expect all of the applicants and all
10 of the consultants' comments to be addressed
11 fully and I'd like the Board to have the
12 opportunity to review those responses.

13 So, that said, I'd like to open this up to
14 the other Board Members, if people have questions
15 or comments.

16 MEMBER DOUGHERTY-JOHNSON: I can start.

17 CHAIRMAN BRENNAN: Please.

18 MEMBER DOUGHERTY-JOHNSON: One question is
19 just where are the shuttles going to park?
20 Because it would be included -- like if you're
21 saying there's five spots, but if the shuttle is
22 taking up one --

23 MATTHEW AYLWARD: Matt Aylward, R & M
24 Engineering, 50 Elm Street in Huntington. We
25 have -- there are five available parking spots

1 for the public for residents and guests of the
2 hotel. There are two additional spots that are
3 designated as loading spaces.

4 MEMBER DOUGHERTY-JOHNSON: So, there'll be
5 parking at a loading spot.

6 MATTHEW AYLWARD: The shuttle will park
7 when not in use in one of those loading spaces.
8 I have a plan if you'd like to see. Can I --

9 MEMBER DOUGHERTY-JOHNSON: Sure.

10 CHAIRMAN BRENNAN: I'm sorry. Did you just
11 say when the shuttle is not in use it'll be
12 parked there?

13 MATTHEW AYLWARD: Yes.

14 CHAIRMAN BRENNAN: And when it's in use
15 it'll be using that --

16 MATTHEW AYLWARD: Well, you know, if it's
17 not -- I shouldn't say that. I retract that,
18 because I haven't discussed it with them. But
19 these are the two loading spaces, two parking,
20 three parking. Where the shuttle is going to
21 park in the off-hours, I am not under -- I'm not
22 a hundred percent sure yet.

23 MEMBER DOUGHERTY-JOHNSON: Okay. Well,
24 that --

25 CHAIRMAN BRENNAN: That was your question.

1 MEMBER DOUGHERTY-JOHNSON: -- I guess, is my
2 question.

3 MATTHEW AYLWARD: That was the question.

4 MEMBER DOUGHERTY-JOHNSON: I mean, because
5 a loading zone should -- it's going to be for
6 loading, so I can't park there.

7 MATTHEW AYLWARD: Correct.

8 MEMBER DOUGHERTY-JOHNSON: At the time when
9 there's loading.

10 MATTHEW AYLWARD: Correct.

11 MEMBER DOUGHERTY-JOHNSON: And to follow up
12 on that, just in the traffic study, I'm not sure
13 I understood this, the shuttles were included in
14 those 17 trips. All the shuttle -- correct?

15 KEYAN CODY: The original 17 trips was
16 based off a more conservative estimate for the
17 hotel land use code to provide both a mix of
18 guests and shuttle trips.

19 MEMBER DOUGHERTY-JOHNSON: Okay, so it is
20 included.

21 KEYAN CODY: But we did, as I said, respond
22 to LK's comments indicating that it even might
23 end up being a little bit more. We did end up
24 doing a double 34-trip analysis just to get it
25 out of the way and analyze that worst case. But

1 realistically, for just a 22-room business hotel,
2 based off the data from the ITE, it would be 20
3 trips, so double their 10.

4 MEMBER DOUGHERTY-JOHNSON: All right. I
5 guess my thought --

6 KEYAN CODY: I would just --

7 MEMBER DOUGHERTY-JOHNSON: My thought is
8 just that it's not really a business hotel,
9 necessarily.

10 KEYAN CODY: In terms of --

11 MEMBER DOUGHERTY-JOHNSON: I mean, I know
12 that you have to work off certain numbers, but --

13 KEYAN CODY: Yeah. In terms of --

14 MEMBER DOUGHERTY-JOHNSON: -- like in terms
15 of what people will actually be doing, but
16 they're not just like going to a conference once
17 a day, they're going like around town and to
18 vineyards and things like that.

19 KEYAN CODY: I'd also like to make a quick
20 comment regarding where the shuttle is parking.
21 In terms of how the IT operates, it takes into
22 account every parked vehicle associated with use,
23 so it does include employee parking which some
24 will be offered shuttles. So, based off
25 potentially that the number does include some

1 level of shuttle.

2 MEMBER DOUGHERTY-JOHNSON: Thank you.

3 MEMBER HAMMES: So just -- since we're on
4 the topic of the shuttle, I haven't seen the
5 updated report so I just want to be clear. Is --
6 the scenario you ran still takes into account the
7 shuttle running, or is it assuming that every
8 vehicle that's coming is basically self-driving?

9 KEYAN CODY: The new worst case assumes
10 both the shuttle running and all people arriving
11 at site.

12 MEMBER HAMMES: Okay. And to also
13 understand better, the scenario, I mean -- so the
14 way I look at it in layman's terms, right, is
15 that your -- you know, I'm going to come out to
16 Greenport. I get in my car and I drive out on a
17 Friday night and I get to the hotel and I park,
18 first I've got to figure out how to put 200 Front
19 Street into my GPS and it takes me to that
20 intersection and I'm looking at a place I can't
21 pull up in front of so I've got to figure that
22 out but I figure that out, so that's like one
23 trip for me, right. And then I either have a
24 parking spot there or after I check in I have to
25 get in my car and drive around and find a parking

1 spot. And then the next day I get up and I
2 decide, *Oh, I'm going to go over to Sag Harbor*
3 *for the day*, so I get in my car and I drive over
4 to Sag Harbor, so that's another trip. I come
5 back, that's another trip into the Village,
6 right. That night I decide I'm going to go up to
7 the North Fork Inn & Table for dinner, so that's
8 another trip up to the North Fork Inn & Table.
9 So, your analysis takes into account all of that
10 kind of movement.

11 KEYAN CODY: Yes. Essentially, it would be
12 trips. The trips get placed throughout the
13 four-span intersection, so it would only take
14 into account if you -- you either use the shuttle
15 coming from the hotel where you left and went
16 through one of the four-studied intersections.

17 MEMBER HAMMES: Understood. But the only
18 way in and out of there is -- unless your -- I
19 guess you're right, if your car is parked --

20 KEYAN CODY: Yeah, if it's parked in --

21 MEMBER HAMMES: -- off-site, your car --

22 KEYAN CODY: -- a municipal you may end up
23 going walking to your sites⁰ if it's a nice day
24 or something like that.

25 MEMBER HAMMES: So then you wouldn't be

1 taking that into account in terms of your trip
2 count.

3 KEYAN CODY: No, that one trip wouldn't be
4 taken into account.

5 MEMBER HAMMES: Okay. Another question
6 that I had relates to the parking, and I know you
7 took into account available spaces in municipal
8 parking lots including the train lot. You
9 probably were not aware at the time that the
10 Peconic Jitney has come back to the Village and
11 is pushing to open up over at the transpiration
12 dock. And my understanding is, assuming that
13 went forward -- which, of course, still has to be
14 approved -- is that that will eat up some of the
15 parking measures over there, probably at least 10
16 spots on the weekend.

17 KEYAN CODY: I believe when we did the
18 original study there are more than 25 available
19 spaces during the peak time; you know, based on
20 LK and his comment regarding the aerial, that may
21 not necessarily be the case. But from the data
22 that we observed in the current time, in the
23 current situation, if there's only 25 spaces
24 based on our analysis the LIRR lot essentially
25 can accommodate all the demand that we generated,

1 not even taking into account the other lots on
2 Adams between First and Main.

3 MEMBER HAMMES: I mean, your study is
4 interesting in terms of a bigger picture that the
5 Village is currently -- there's another hearing
6 tonight before the Board of Trustees that relates
7 to parking and there's clearly a perception in
8 the community and at the Board level -- not this
9 board but the Board of Trustees level -- that
10 there's a parking problem in the Village. So
11 they're somewhat kind of in confluence with each
12 other because the Village Board has been working
13 on a year -- for a year now on changing the laws
14 because they view that there's a deficiency in
15 parking in the Village and you're kind of
16 implying that there isn't. So this is a -- it's
17 going to be an interesting question for us to
18 figure out who we -- how we balance all of that.
19 Because there's definitely a perception in the
20 community, including at the governing body of
21 this Village, that there is not enough parking.

22 KEYAN CODY: Understood.

23 MEMBER HAMMES: And just to confirm again
24 on your parking analysis, when you determined
25 that there are enough, you were taking into

1 account potentially people parking in the
2 residential area up on Bay and Central, in that
3 area as well.

4 KEYAN CODY: The real only residential road
5 that was included was Bay, as it is essentially
6 the closest to the site.

7 MEMBER HAMMES: I have some other general
8 questions that I'd like information on that may
9 have to come from the Village as part of this
10 analysis. I don't know if now is the appropriate
11 time for me to put that out there. I'm not sure
12 that the applicant will be in the position to
13 give us the information, but I think it's
14 information that would be helpful to us to have,
15 one in which is understanding how many parking
16 spaces other hotels in town have, a percentage of
17 what they'd be required to have.

18 CHAIRMAN BRENNAN: I would say ask away and
19 direct your questions to the Village or to our
20 consultant.

21 MEMBER HAMMES: I think it would be helpful
22 for this Board to understand with respect to the
23 other hotels in town the number of current
24 parking spaces at those hotels versus what they
25 would be required to have under the Code.

1 I also think it would be helpful, and this
2 may go to your point about referral to the Fire
3 Department, to understand what kind of, over the
4 last two or three -- probably three years if it's
5 going back one year past COVID, what kind of
6 calls there have been to hotels in town broken
7 out on a cumulative basis as well as on a
8 business by business basis, including the Sound
9 View Inn because I understand the Greenport Fire
10 Department covers that. I'd like to understand
11 what volume we've seen in terms of alarms and the
12 need for emergency personnel to kind of
13 understand better how that might impact traffic
14 and the situation down there.

15 So those were things that I, as I was going
16 through this, came -- thought I needed,
17 information that would be helpful to have to
18 understand better how this all pulls together.

19 MEMBER CREEDON: I have a brief question.

20 CHAIRMAN BRENNAN: Yeah, please.

21 MEMBER CREEDON: I may have heard this
22 wrong, but I thought that I heard from the first
23 speaker that the railroad and school lots would
24 be utilized and from the second speaker that they
25 would not, unless I heard that wrong.

1 KEYAN CODY: The railroad --

2 MEMBER CREEDON: One second. And my
3 question was two parts, really: Which of those
4 is the case; and secondly, has anybody spoken to
5 those agencies regarding the utilization of their
6 lots.

7 KEYAN CODY: I believe the railroad lot is
8 just public parking, and it's regulated by a
9 72-hour limit. And in terms of the school, we
10 used that as an idea for maybe employee parking
11 for elsewhere in the Village, just off-site in
12 general to shuttle -- using the shuttle to make
13 sure that the employee parking doesn't take up
14 any of the guest parking.

15 MEMBER CREEDON: Well, it's just an idea
16 now, it's not something that can be counted on
17 then; correct?

18 KEYAN CODY: In terms of -- they have
19 guaranteed that they can direct their employees
20 to park off-site and then shuttle them back from
21 where they parked.

22 MEMBER CREEDON: Who's they?

23 KEYAN CODY: The applicant.

24 MEMBER CREEDON: Right. But all I'm saying
25 is has anybody secured from the school that that

1 lot would be available?

2 DAVID GILMARTIN: It has been available
3 previously.

4 KEYAN CODY: Well, it has been available
5 previously.

6 MEMBER CREEDON: Okay.

7 MEMBER HAMMES: Yeah, my understanding is
8 Claudio's had reached an agreement to use it as
9 another lot; it's not clear to me that it ever
10 was used.

11 MEMBER CREEDON: That was one year I was on
12 the School Board, thank God, and it wasn't used
13 that much.

14 MEMBER HAMMES: Right. Well, I know for a
15 fact that the Claudio's employees don't park
16 there --

17 DAVID GILMARTIN: Right.

18 MEMBER HAMMES: -- because they park by
19 where my house is, so *(laughter)*.

20 KEYAN CODY: To answer your previous
21 question, but the high school lot was not
22 considered when determining the availability of
23 parking that there will be.

24 MEMBER CREEDON: Okay. Thank you.

25 MEMBER HAMMES: One thing that you said

1 that actually peaked my interest was you said
2 that one of those things that you looked into
3 was -- I think it -- I don't know if you said
4 cost, but the possibility of using other private
5 spaces. Did you do a cost analysis of that?

6 KEYAN CODY: No, it's just a general thing
7 we do when doing our parking analysis in a
8 village like this, we try to count some nearby,
9 private lots just in case that that sort of thing
10 becomes a thing that we need to look at.

11 MEMBER HAMMES: And if the hotel didn't
12 have a courtyard, how many more parking spots
13 would the hotel have?

14 MATTHEW AYLWARD: Three. No, I take that
15 back because they'd have to drive across the
16 loading spaces.

17 MEMBER HAMMES: No. But, I mean, if you
18 basically had one building instead of the two
19 buildings and you moved it up, the back building,
20 so you lost the spot, the space in-between.

21 MATTHEW AYLWARD: Probably a net -- a net
22 two.

23 ALEXANDER BADALAMENTI: Two.

24 MATTHEW AYLWARD: Two, because you lose the
25 loading and then you start to get too close to

1 the intersection, so it would probably be a net
2 two.

3 MEMBER HAMMES: Why do you lose the loading
4 if you keep the same size -- the same size
5 then.

6 MATTHEW AYLWARD: Because you'd have to
7 drive across that.

8 MEMBER HAMMES: No, I'm talking about in
9 the back. I'm talking about the back. I'm
10 talking about if you basically redid the plan so
11 that the first building was basically extended.

12 MATTHEW AYLWARD: Sure.

13 MEMBER HAMMES: Right? So I guess the
14 question is how many parking spots would fit in
15 here if this was parking?

16 MATTHEW AYLWARD: Well --

17 MEMBER HAMMES: I understand that it's not.

18 MATTHEW AYLWARD: Right. So I'm thinking
19 you could probably fit three in here, but we'd
20 have to drive across the loading space so --

21 MEMBER HAMMES: But I'm saying if you moved
22 everything up.

23 MATTHEW AYLWARD: If I moved everything
24 up --

25 MEMBER HAMMES: If you redesigned it. I'm

1 trying to understand like if this lot was bigger
2 back here how many parking spaces --

3 MATTHEW AYLWARD: It would be the same type
4 of thing because the movement would have to come
5 in this way, so it'd be headed parking this way
6 three, I still lose one.

7 MEMBER HAMMES: You're right, now the
8 parking all goes in this way, though.

9 MATTHEW AYLWARD: Correct. So there's no
10 way to get three going this way and looping in
11 that way.

12 MEMBER HAMMES: But you could have a lot
13 coming in the same way that it currently does.

14 MATTHEW AYLWARD: It would have to stay
15 this way. This is the --

16 MEMBER HAMMES: I understand. Okay. It's
17 just still a question. Like, I don't --

18 MATTHEW AYLWARD: No, no, I'm saying -- so
19 if we were to put in -- if this building was to
20 shift over and then we were to head-in parking
21 this way, I can get three spots in.

22 MEMBER HAMMES: That's not what I'm saying.
23 I'm saying this hole thing is long, so now you've
24 got one building, instead it ends here and the
25 entrance for the parking is here, so you have a

1 parking lot.

2 MATTHEW AYLWARD: It's still the same.
3 It's still -- because I still lose that feet.

4 I'm taking this and pushing it to here, correct?

5 MEMBER HAMMES: Correct.

6 MATTHEW AYLWARD: So if I take these stalls
7 and I slide them forward as well --

8 MEMBER HAMMES: Uh-huh.

9 MATTHEW AYLWARD: -- I can't have a backup
10 aisle for those additional stalls. So those
11 stalls have to head-in --

12 MEMBER BUCHANAN: That's where a full-time
13 employee would be jockeying cars, he'd be doing
14 that, right? Because you're stacking them that
15 way, so --

16 MATTHEW AYLWARD: No.

17 MEMBER BUCHANAN: -- you'd have them point
18 in tandem, right?

19 MATTHEW AYLWARD: They could potentially be
20 in tandem, yes. If you --

21 MEMBER BUCHANAN: So that's -- because I
22 was having sort of a similar thought process
23 through this.

24 MATTHEW AYLWARD: If we locked them in.

25 MEMBER BUCHANAN: Right.

1 MATTHEW AYLWARD: That's correct.

2 MEMBER BUCHANAN: And I think this goes to
3 the concerns about having full-time staff
4 on-premises. And I think, you know, one of the
5 things that -- sorry, I don't mean to cut you
6 off, I just want to expand on what you were
7 talking about. But I know that we have had
8 issues at other properties in the same hotel
9 group where -- when we've had to go in the night
10 to the Harbor Front, guests have exited and
11 there's been no one to let them back in, so.

12 So, I mean, I just -- these are the sort of
13 concerns and things where I think going back to
14 what the concerns we have from a safety
15 perspective and just sort of really managing
16 this. Because I'm all in favor of you putting
17 some sort of a hotel there, I don't have an issue
18 with it at all. My issue is just making sure
19 that it's the right hotel, if that would go
20 forth, that really works for the community.

21 MATTHEW AYLWARD: Understood.

22 CHAIRMAN BRENNAN: Tricia, do you have more
23 questions?

24 MEMBER HAMMES: I don't really have any
25 more questions. I just -- you know, I'm still

1 struggling, I don't know that I totally am
2 comfortable with the traffic study, I'd like to
3 see the update. And I'm still struggling with,
4 you know, the idea that you build a new hotel
5 that effectively doesn't have parking, and the
6 standard under the code for payment in lieu of is
7 best interest of the community, and whether or
8 not that really meets that standard.

9 MEMBER CREEDON: I'm curious about payment
10 in lieu of parking. It sounds to me like that
11 puts money in the Village coffers but doesn't
12 address the parking.

13 MEMBER HAMMES: It doesn't, and it has to
14 be in the best interest of the community for it
15 to apply.

16 MEMBER CREEDON: Okay.

17 CHAIRMAN BRENNAN: I have a couple of
18 questions. My first question has to do with the
19 proposed use, and this is a question both for the
20 applicant as well as the Village.

21 When I see an application that describes
22 something as an inn, it makes me -- why aren't we
23 calling this what the Code -- something that
24 matches the Code terminology, like a hotel? And
25 is there a purpose in calling it an inn; and, if

1 so, what does that mean to the applicant?

2 KEYAN CODY: I don't -- I believe it's just
3 the language that's used with --

4 CHAIRMAN BRENNAN: It's a landed use for --

5 DAVID GILMARTIN: I think it's more of a
6 marketing thing, that an inn sounds better than a
7 hotel/motel type of thing. But the use itself,
8 the basic use is permitted under the Code.

9 CHAIRMAN BRENNAN: Yeah, I understand it's
10 permitted. I think it would be more constructive
11 if the applicant would use the terminology that's
12 in our Code so that we can --

13 DAVID GILMARTIN: We will do -- we'll do.

14 CHAIRMAN BRENNAN: Yeah, thank you. Again,
15 this is also a comment for the Village as well.
16 Paul, do you have a comment on that?

17 ADMINISTRATOR PALLAS: I don't. I mean, I
18 don't -- I don't think there's any -- any
19 specific code language that defines one versus
20 the other, but I know it's more a State Code
21 question, I think, than a Village Code in terms
22 of the use of the site rather than the Village
23 Code.

24 CHAIRMAN BRENNAN: My sense was that the
25 list of uses for the zone includes hotels.

1 ADMINISTRATOR PALLAS: Yes. I mean, from
2 looking at the design it's a hotel.

3 CHAIRMAN BRENNAN: Correct.

4 ADMINISTRATOR PALLAS: And we wouldn't --
5 the name doesn't tell us, wouldn't tell us much.

6 CHAIRMAN BRENNAN: Yep.

7 ADMINISTRATOR PALLAS: That's it.

8 CHAIRMAN BRENNAN: That's my point.

9 ADMINISTRATOR PALLAS: Yeah.

10 CHAIRMAN BRENNAN: Thank you.

11 All right, the next question I have is
12 about the room count. I counted 21 rooms but I
13 see most of the application material refers to
14 22; am I miscounting?

15 ALEX BADALAMENTI: No. We vacillated back
16 and forth, just -- we used 22.

17 CHAIRMAN BRENNAN: Okay. So I only see 21
18 in the plans, so -- I would -- if there is 22,
19 I'd like to know where the 22nd room is.

20 MEMBER HAMMES: It says 21 here.

21 CHAIRMAN BRENNAN: Oh, so it says 21 there.

22 MEMBER HAMMES: It says 21 on the stamped
23 plans.

24 CHAIRMAN BRENNAN: Okay. Um, I think
25 throughout the traffic study maybe it says 22.

1 So I want to only be clear just about how many
2 rooms we're talking about, and if there is an
3 additional room that's not shown in the plans
4 currently I just want to be clear about that.

5 There is a large space above -- in the
6 reception building there's a large second-floor
7 office. I say large because given the size of
8 the hotel, the room seems to be
9 disproportionately large for office use. And I
10 just want to make sure I understand how -- what
11 the intention is with that room. Can you speak
12 to that?

13 ALEX BADALAMENTI: Yes. So it's sort of a
14 lounge business area for guests.

15 CHAIRMAN BRENNAN: Okay. So it would be
16 where guests might assemble.

17 ALEX BADALAMENTI: Correct

18 CHAIRMAN BRENNAN: Okay. So, that's
19 different than -- it says office, I think, on the
20 plans.

21 ALEX BADALAMENTI: Correct, yes.

22 CHAIRMAN BRENNAN: Okay. Okay.

23 And there are three areas on the plans that
24 are identified as BOH which I take to mean back
25 of house; is that correct, back of house?

1 ALEX BADALAMENTI: That's correct.

2 CHAIRMAN BRENNAN: How would those spaces
3 be used?

4 ALEX BADALAMENTI: Usually mechanical and
5 storage.

6 CHAIRMAN BRENNAN: Mechanical, okay.
7 There's no intention -- I mean, one of them is a
8 corner room with two windows and -- so I was just
9 questioning -- you're shaking your head. So is
10 this mechanical or janitorial or something?

11 ALEX BADALAMENTI: It's either storing or
12 mechanical.

13 CHAIRMAN BRENNAN: Okay.

14 ALEXANDER BADALAMENTI: I have to double
15 check the plan.

16 CHAIRMAN BRENNAN: Okay. And during the
17 discussion of the traffic study we talked about
18 three maximum employees, two minimum. Could
19 someone explain the roles, the jobs of those
20 employees as you anticipate?

21 DAVID GILMARTIN: That's contained in the
22 May 16th letter. One person would be the person
23 at the front of the office, bringing people in to
24 the property, and the other two would be for
25 cleaning.

1 CHAIRMAN BRENNAN: The other two. Okay,
2 so -- yeah.

3 DAVID GILMARTIN: So three --

4 CHAIRMAN BRENNAN: Yeah.

5 DAVID GILMARTIN: Three all together; two
6 for cleaning, one for processing the guests into
7 the property.

8 CHAIRMAN BRENNAN: Okay. And do you --
9 what would be the hours, for example, of the
10 person that's in reception?

11 DAVID GILMARTIN: Well, not for the
12 individual person but for the job --

13 CHAIRMAN BRENNAN: Yes.

14 DAVID GILMARTIN: -- they're there 24-hours

15 CHAIRMAN BRENNAN: Twenty-four hours, okay.
16 And I assume the cleaning is just periodically.

17 DAVID GILMARTIN: I'm sorry?

18 CHAIRMAN BRENNAN: The cleaning staff is
19 just there periodically?

20 DAVID GILMARTIN: Daily.

21 CHAIRMAN BRENNAN: Daily, yeah.

22 DAVID GILMARTIN: Until they get the job
23 done

24 CHAIRMAN BRENNAN: All right, thank you.

25 All right. And then -- could someone

1 expand a little bit more on the shuttle? It's
2 unclear to me where the shuttle is operating, how
3 frequently it's making trips, what kind of
4 vehicle it is. Do we have more information about
5 the shuttle?

6 DAVID GILMARTIN: I don't think we're at
7 the point where we fully worked out those
8 details. I think there's, you know, a commitment
9 to a full-time shuttle to the property to help
10 transport both the employees and the guests, but
11 I don't think we're -- we've talked about the
12 type of vehicle or any of those things yet.
13 I assume it would be a van.

14 MEMBER DOUGHERTY-JOHNSON: That would be
15 another employee, though, correct?

16 STENOGRAPHER MAHONEY: That would be what?

17 MEMBER DOUGHERTY-JOHNSON: Another
18 employee.

19 DAVID GILMARTIN: Well, I guess --

20 MEMBER DOUGHERTY-JOHNSON: Right. So --

21 DAVID GILMARTIN: We have to pay that
22 person to drive around, yes.

23 MEMBER DOUGHERTY-JOHNSON: Right; so that
24 would be four employees.

25 DAVID GILMARTIN: But that person is not

1 going to really be on-site.

2 MEMBER DOUGHERTY-JOHNSON: Right, but they
3 may have to drive their car to get to the shuttle
4 and park it somewhere.

5 CHAIRMAN BRENNAN: Yeah, okay. I
6 understand that it's not fully developed. I
7 would just say it's probably important to this
8 Board to understand that, given the parking
9 challenges and -- so, I would encourage you to
10 develop that aspect of your application.

11 MEMBER HAMMES: A related point might be --
12 I know back in some of the earlier discussions
13 there was talk about, you know, there would be
14 their shared staff with the Harbor Front or
15 otherwise. And I know that the property
16 management company for these -- the two existing
17 hotels has been trying to kind of cross-sell them
18 and their -- you know, what they offer. So, you
19 know, if you want to go up to the Sound View, I'm
20 sure they would accommodate you more if you're
21 staying down here at the Harbor Front.

22 I would just say that obviously the Sound
23 View is not in this Board's -- or in this
24 Village's jurisdiction, but I would assume that,
25 for instance, the pool at the Harbor Front will

1 not be made available to these people because
2 it's particularly not covered under the Harbor
3 Front site plan. So, I think we'll be looking
4 for some comfort on those types of issues as
5 well.

6 DAVID GILMARTIN: Fair enough.

7 CHAIRMAN BRENNAN: All right, I have a
8 couple of more questions, I think, related to the
9 parking. The overnight parking for the municipal
10 lot. I understand there is an argument to be
11 made that there's excess capacity overnight. I
12 don't understand how that works with the hotel
13 guests, unless they're expected to move their
14 vehicle in the morning, because then they would
15 be entering a time period where there's less
16 capacity.

17 KEYAN CODY: It's more so that in
18 general -- the general parking from a hotel is
19 that guests tend to go out and do things during
20 the day so those vehicles will naturally remove
21 themselves from the -- from the hotel and return
22 back as guests are coming in again.

23 CHAIRMAN BRENNAN: Overnight. Okay.

24 All right. Has -- as far as the truck
25 turning radius on East Front Street, there was

1 some diagrams on that. It wasn't clear to me
2 what kind of apparatus that was or why a certain
3 vehicle was selected. Can someone talk about
4 that a little bit?

5 MATTHEW AYLWARD: We ran the analysis on
6 the shuttle using (*indiscernible*).

7 CHAIRMAN BRENNAN: Okay.

8 MATTHEW AYLWARD: And we also ran the
9 aerial apparatus which was the larger of the fire
10 trucks.

11 CHAIRMAN BRENNAN: And you say larger; is
12 that a model fire truck or is it something to do
13 with the Village?

14 MATTHEW AYLWARD: Standard. Standard --

15 CHAIRMAN BRENNAN: Standard.

16 MATTHEW AYLWARD: Standard length. The
17 aerial truck is usually the tall -- the longest
18 and has the largest swing range. We've been --

19 MEMBER CREEDON: So not this one in
20 particular.

21 MATTHEW AYLWARD: Well, that's what I was
22 saying, we can now talk to them, get the model of
23 their truck and enter that model in with the
24 turning radius and make that movement.

25 MEMBER HAMMES: But the movement that you

1 showed has it swinging into the loading zone,
2 correct? Not your loading zone, the other
3 loading zone. The Village has a loading zone
4 across.

5 MATTHEW AYLWARD: The Village has a loading
6 zone that's striped out on the right side of the
7 road, yes, a driveway.

8 MEMBER CREEDON: I have to say, I found
9 that difficult to read. There was --

10 MATTHEW AYLWARD: The tires known as the
11 wheels, yeah.

12 MEMBER HAMMES: I thought it was --

13 This here, this would hit -- wouldn't it
14 hit right there? Probably not. It's hard to say
15 with --

16 MATTHEW AYLWARD: Well, we have the other
17 apparatus coming in this way as well.

18 MEMBER HAMMES: This here, right, would be
19 hitting the loading zone.

20 MATTHEW AYLWARD: It drives over the
21 loading zone, sure. We can also make this
22 movement come more forward.

23 CHAIRMAN BRENNAN: Yeah, that's --

24 MATTHEW AYLWARD: To not hit it.

25 CHAIRMAN BRENNAN: I think that's why we're

1 wondering why it was depicted that way when it
2 could have -- oh, because it's a two-way street,
3 is that why?

4 MATTHEW AYLWARD: We're trying to stay on
5 the right side of the road.

6 MEMBER HAMMES: It is a two-way street.

7 CHAIRMAN BRENNAN: I have a question.
8 These lines that are shown in this diagram, for
9 example, the -- I assume this means the outward
10 edge of the apparatus.

11 MATTHEW AYLWARD: Correct, correct. Some
12 of the lines are the body, some of the lines are
13 the actual wheels.

14 CHAIRMAN BRENNAN: So --

15 MATTHEW AYLWARD: So you have front wheel
16 movement and you have the rear wheel movement.

17 CHAIRMAN BRENNAN: Right. So is there any
18 margin accounted for? Or when I see a line going
19 right to the edge of the roadway, is that
20 essentially suggesting that that is the corner of
21 the apparatus right there?

22 MATTHEW AYLWARD: Correct.

23 CHAIRMAN BRENNAN: Okay. So the model --

24 MATTHEW AYLWARD: This is going to be the
25 front end --

1 CHAIRMAN BRENNAN: The model doesn't have a
2 margin of error that'll --

3 MATTHEW AYLWARD: I can tell you that the
4 model is extremely conservative.

5 CHAIRMAN BRENNAN: Uh-huh.

6 MATTHEW AYLWARD: And that we run tractor
7 trailers on separate -- other properties and
8 we've seen maneuvers that can be made, U-turns,
9 things like that, 18-wheelers that this
10 machine -- that this model can't; like I said,
11 it's extremely conservative.

12 CHAIRMAN BRENNAN: I guess that's what I'm
13 getting at, because I want to -- when I look at
14 that I want to understand whether someone who's
15 operating a large piece of apparatus is actually
16 being asked to drive zero clearance as they make
17 the corner.

18 MATTHEW AYLWARD: Correct. And I think one
19 thing that should be remembered, we're not making
20 any encroachments on the right-of-way, so
21 whatever maneuver is made today --

22 STENOGRAPHER MAHONEY: Can you go back to
23 the microphone, please?

24 MATTHEW AYLWARD: Will be made.

25 CHAIRMAN BRENNAN: Just repeat that.

1 MATTHEW AYLWARD: Right. So, we're not
2 making any modifications to the program, so any
3 maneuvers that would be made today will be
4 consistent in the future.

5 CHAIRMAN BRENNAN: Okay. Another question
6 on the parking. Has the -- I guess this is a
7 question -- well, it's a question for all of you.
8 Have you considered alternative parking scenarios
9 where you have more parking capacity on-site?

10 ALEX BADALAMENTI: No.

11 CHAIRMAN BRENNAN: No.

12 MATTHEW AYLWARD: Not at this time.

13 CHAIRMAN BRENNAN: Okay. All right.
14 Anyone else have other questions? General
15 questions; Shaun?

16 MEMBER BUCHANAN: The only thing that I
17 would ask is just going back to the idea that
18 there are these two buildings, and I understand
19 and really appreciate the attention to detail in
20 trying to bring the ship yard into this. I would
21 question, as we're looking at this and this is in
22 probably this Board's lane, but I don't know that
23 an industrial building, warehouse in the Business
24 District is really in keeping with what would
25 have been in that Historic District from what I'm

1 thinking of just a hundred years ago. I don't
2 know that for sure. So, I like the idea of
3 combining and having to -- getting additional
4 spaces and maybe finding a way to use that upper
5 level in the front of the building to get a few
6 more rooms there and maybe cap it at two stories,
7 that feels -- when you get to around 14 rooms,
8 that feels right to me for that area. But that's
9 just -- that feels like we would have more
10 spaces, we would be more in line with that and it
11 would ease a lot of my concerns with this.

12 MATTHEW AYLWARD: Understood.

13 CHAIRMAN BRENNAN: Okay. I have a couple
14 of questions, really for the Village and for Tom
15 from our consulting planner McLean. Can you give
16 us an update on what's going on with SEQRA with
17 this project? As there -- are we the Lead Agency
18 on this; has that been determined?

19 ATTORNEY CONNOLLY: At the last meeting
20 this Board designated itself Lead Agency, and I
21 believe referrals were supposed to have been made
22 after that, to have meetings of the involved
23 agencies. I don't know if that happened or not.

24 ADMINISTRATOR PALLAS: I don't -- I'm not
25 seeing it in the file. I don't think the

1 referrals have been made, but I will double check
2 that and if they're not it'll go out, I'll send a
3 letter Tuesday of next week.

4 CHAIRMAN BRENNAN: Okay. So this last
5 meeting was the May meeting; is that what we're
6 referring to?

7 ATTORNEY CONNOLLY: I believe so.

8 CHAIRMAN BRENNAN: Okay. Thank you.

9 DAVID GILMARTIN: It was the July meeting.

10 CHAIRMAN BRENNAN: July.

11 DAVID GILMARTIN: Yeah, July.

12 CHAIRMAN BRENNAN: Okay.

13 DAVID GILMARTIN: I'm sorry, it was the
14 June meeting.

15 MEMBER HAMMES: I think it was before you
16 were on the Board.

17 CHAIRMAN BRENNAN: Yeah, I wasn't on the
18 Board then, so -- and I apologize if I'm asking
19 questions about things that were already covered,
20 I just want to, you know, cover those -- cover
21 that ground.

22 Okay. So there are other agencies that
23 need to be notified in connection with the SEQRA
24 and that includes, what, the County? State?

25 ADMINISTRATOR PALLAS: I think it's --

1 ATTORNEY CONNOLLY: The County. I believe
2 we asked for the Fire Department's input on it.
3 It would go to the County --

4 MEMBER HAMMES: It's the County because
5 it's on a State road, correct?

6 ATTORNEY CONNOLLY: Correct.

7 MEMBER HAMMES: So does it need State DOT
8 referral, too, or is it just the County?

9 ADMINISTRATOR PALLAS: Yes.

10 ATTORNEY CONNOLLY: It should go to DOT.

11 MEMBER CREEDON: Just the portion on Main
12 Street, right?

13 MEMBER HAMMES: That is correct.

14 CHAIRMAN BRENNAN: Okay.

15 ATTORNEY CONNOLLY: Patrick, here's the
16 resolution from that meeting.

17 CHAIRMAN BRENNAN: Oh, thank you. Thank
18 you.

19 DAVID GILMARTIN: Can I get a copy?

20 CHAIRMAN BRENNAN: Okay. The next thing is
21 referral to the Fire Department. You just --
22 someone just mentioned that it --

23 MEMBER HAMMES: Well, you did before and I
24 seconded, or I agreed with you.

25 CHAIRMAN BRENNAN: Right. But it was also

1 referred to them through the SEQRA process?

2 ADMINISTRATOR PALLAS: Again, if those
3 referrals haven't gone out --

4 CHAIRMAN BRENNAN: Yeah.

5 ADMINISTRATOR PALLAS: -- they will be
6 included in that process, yes.

7 CHAIRMAN BRENNAN: Okay.

8 ATTORNEY CONNOLLY: That was discussed, I
9 remember that being discussed at the June meeting
10 that the Board wanted input from the Fire
11 Department.

12 CHAIRMAN BRENNAN: Okay. I just want to
13 make sure that that happens. I -- it doesn't
14 require us to make a vote or anything like that?

15 ATTORNEY CONNOLLY: No.

16 CHAIRMAN BRENNAN: Okay. There's a lot of
17 concern in the community about the fire apparatus
18 and safety, so we want to make sure we address
19 that.

20 My next question, I guess, is about -- it's
21 not a question so much, but about referring to
22 zoning. I understand that it's possible that
23 this possible may need a zoning variance for the
24 parking depending on how we handle our end with
25 the payment in lieu of parking. And then there's

1 the third story issue which they'll require
2 zoning relief for, I understand. We have not yet
3 referred it to Zoning; is that correct?

4 ADMINISTRATOR PALLAS: That is correct.

5 CHAIRMAN BRENNAN: Okay. So, personally,
6 I -- I understand that we will do that. I am a
7 little reluctant to send it to Zoning until we
8 are sure that we have most of our questions and
9 our consultant's questions reasonably answered.
10 I'm a little reluctant to send it out to another
11 board or agency if we're not all on the same
12 page, so I would like to make sure that that
13 happens.

14 And then payment in lieu of parking. I
15 need to understand a little bit better about how
16 this would work if this Board were to exercise
17 that option. I think this maybe is a question
18 for Rob or Paul. How would we -- can you walk us
19 through that, how that would work?

20 ATTORNEY CONNOLLY: We should probably have
21 a separate hearing on whether or not you want to
22 accept payment in lieu of parking instead of
23 asking for the matter to be referred to the
24 Zoning Board to -- for parking variances.
25 So, you should figure that out before it gets

1 referred to the Zoning Board so that you know
2 exactly what the relief that they're going to
3 need now for the four days.

4 CHAIRMAN BRENNAN: Okay. So a separate
5 hearing meaning we would move to a public hearing
6 just for the parking in lieu of payment. Once
7 that is resolved then it would go to Zoning; is
8 that correct?

9 ATTORNEY CONNOLLY: Correct.

10 CHAIRMAN BRENNAN: Does everybody
11 understand that?

12 MEMBER HAMMES: I do. I just want to make
13 clear -- be sure, though, that by moving on --
14 because historically this Board has always
15 referred everything and then dealt with the
16 overall site plan review at the end, I don't
17 think we've had something that's had parking in
18 lieu of before.

19 My concern is whether or not if we handle
20 parking on a one-off basis, and let's say we do
21 do that upfront before we refer it to Zoning, and
22 we still haven't actually -- because we won't
23 approve the site plan until after it goes to
24 Zoning. I would not want there to be any
25 inference whatsoever that by addressing parking

1 upfront that this Board was going to be approving
2 the site plan. So I'm a little concerned about
3 estoppel arguments, I guess is my problem.

4 ATTORNEY CONNOLLY: I think we just have to
5 make that clear in the resolution that it's not
6 an -- it's not an approval on the application
7 itself, it's just specific to the parking issue.

8 MEMBER HAMMES: I would want to be very,
9 very clear on that point.

10 CHAIRMAN BRENNAN: So it'd be
11 conditioned --

12 ATTORNEY CONNOLLY: I think the applicant
13 would agree with that, too.

14 CHAIRMAN BRENNAN: Is it conditioned on the
15 Planning Board's ultimate approval?

16 MEMBER HAMMES: I guess, yeah. I mean, I'm
17 a little uncomfortable --

18 CHAIRMAN BRENNAN: Yeah.

19 MEMBER HAMMES: -- frankly. I understand
20 there's a logistical issue with all of this, and
21 so I can probably get there but I am a little
22 uncomfortable slicing up Planning Board approvals
23 because I feel like it starts you down a slippery
24 slope.

25 CHAIRMAN BRENNAN: Sure. Now, for a

1 non-lawyer, what is an estoppel argument?

2 MEMBER HAMMES: (*Laughter*) It means that
3 you're basically estopped from subsequently
4 asserting that you don't -- an argument that you
5 could have asserted earlier, basically. I mean,
6 it's a little bit more complicated than that,
7 but.

8 DAVID GILMARTIN: If I could. But
9 procedurally, we have to come to you with a legal
10 compliant plan; the only way that you would do
11 that is through the Zoning Board. You have
12 determined that you will be the Lead Agency, so
13 we have to work through that process with you, go
14 get a legal site plan and then be able to come
15 back to you with a legal site plan that you can
16 then consider.

17 So, there is a bit of a process that you
18 have to go through. You know, whatever
19 resolution or message that you want to send to
20 the Zoning Board you can send, but that's the
21 process and that's what we have to do.

22 MEMBER HAMMES: I mean, I guess a related
23 question which would be -- I'm not quite -- I
24 think I understand what you're saying, but a
25 related question is the applicant always has the

1 right to seek a variance, doesn't it?

2 ATTORNEY CONNOLLY: Yes.

3 MEMBER HAMMES: So like even if we -- I
4 mean, it almost seems to me that it would be more
5 appropriate for us to be, as this goes to Zoning,
6 to say that we as a Planning Board -- and I guess
7 this still takes us back to having -- to have a
8 hearing. But are you saying that you want to go
9 to the Zoning Board before we make the decision
10 about payment in lieu of?

11 DAVID GILMARTIN: No. Whatever process you
12 want. What I'm saying to you is you can only
13 consider an application that meets all the legal
14 zoning requirements of the Village.

15 MEMBER HAMMES: Understood.

16 DAVID GILMARTIN: Right?

17 MEMBER HAMMES: Right.

18 DAVID GILMARTIN: So -- so right now you
19 can't consider this application but for SEQRA.
20 So it has the three stories and it has the
21 parking issue that we have to resolve before you
22 can actually consider the site plan. We're in
23 front of you for SEQRA, to go through the SEQRA
24 process, which you have to do and then the Zoning
25 Board has to -- if the Zoning Board is going to

1 be a part of that process, they're a related
2 agency and they need that decision under SEQRA to
3 be able to make their determination. When we --
4 I mean, we'd rather go sooner than later so that
5 we know where we're at and what's happening, but
6 we do have to get down the road in SEQRA.

7 MEMBER HAMMES: But you're a lawyer, you
8 understand my point that I don't want this Board
9 to do something that could later then be used
10 against it as an argument that we implicitly kind
11 of approved something or gave indications that we
12 were going to approve something.

13 DAVID GILMARTIN: Well, I'd say -- I'd say
14 two things to that. One is there's no such thing
15 as an implicit approval, right. So, again, we
16 have to come back through Zoning to this Board
17 that will review the site plan and make a
18 determination on that site plan, that's your
19 decision. And there's no -- there's nothing that
20 the Zoning Board can do to bond you except giving
21 us the relief that we need to make a legal
22 application.

23 MEMBER HAMMES: I mean, all things being
24 equal, I think that dealing with the parking or
25 making that decision by this Board upfront makes

1 some sense because I guess they can still seek a
2 variance even if we say that, but at least then
3 the ZBA has our indication one way or the other.
4 And frankly, if we say we come to the conclusion
5 that it's not going to be in the best interest of
6 the Village to apply that payment in lieu of,
7 then they know they have to seek a variance on
8 it.

9 CHAIRMAN BRENNAN: Correct.

10 MEMBER HAMMES: So, I just -- again, I want
11 to be crystal clear however that vote goes so it
12 doesn't imply that overall the hotel is kind of
13 on track for approval.

14 CHAIRMAN BRENNAN: Yeah, your point's taken
15 and I appreciate that.

16 Okay. So, are we referring this to
17 Historic as well, if this is the Historic
18 District?

19 ADMINISTRATOR PALLAS: This will ultimately
20 need Historic approval, yes.

21 CHAIRMAN BRENNAN: Right. Okay .

22 ADMINISTRATOR PALLAS: But the sequence
23 would be Zoning would come next after your
24 referral, then it would go to Historic and then
25 ultimately back here.

1 CHAIRMAN BRENNAN: Okay. Thank you, Paul.
2 Okay. My -- my sense is that this needs to
3 stay in this presubmission status until we
4 have -- feel like we've been -- the questions
5 have been satisfied and we understand the
6 consultant's responses to the latest materials
7 provided by the applicant. Does that make sense
8 to everyone?

9 MEMBER HAMMES: It does. I would also just
10 ask a question. I know we were handed out a
11 printed copy of the letter, but I assume we'll
12 also get the updated study, or no?

13 ADMINISTRATOR PALLAS: Yes, I requested
14 today hard copies for each of you. It's too
15 voluminous to email or to post.

16 MEMBER HAMMES: Understood. I don't want
17 to print it out (*laughter*).

18 ADMINISTRATOR PALLAS: Yeah. We will make
19 sure that we have hard copies, as soon as we get
20 them you'll be notified that they're available
21 for you.

22 MEMBER HAMMES: And are these materials
23 available to the public as well?

24 ADMINISTRATOR PALLAS: They're -- certainly
25 through a FOIL process, of course, to view.

1 Again, they're too large to --

2 MEMBER HAMMES: No, I understand.

3 CHAIRMAN BRENNAN: Rob, what do we need to
4 do? What do you -- to --

5 ATTORNEY CONNOLLY: Well, you want to keep
6 it in the presubmission phase?

7 CHAIRMAN BRENNAN: Yes.

8 ATTORNEY CONNOLLY: So determine what day
9 you want to put it on for continuation of
10 presubmission and set that date. So if you feel
11 comfortable with the November meeting, you could
12 table it to the November meeting.

13 CHAIRMAN BRENNAN: For the Regular Meeting.

14 ATTORNEY CONNOLLY: Right.

15 CHAIRMAN BRENNAN: Yeah, I'd like to do
16 that. So do we need to make a motion for that?

17 ATTORNEY CONNOLLY: Yes.

18 CHAIRMAN BRENNAN: I'd like to make a
19 motion that we continue this Pre-Submission
20 Conference on our Regular Meeting on November --
21 what was the date? November --

22 MEMBER HAMMES: Twenty-eighth.

23 MEMBER DOUGHERTY-JOHNSON: The 28th.

24 CHAIRMAN BRENNAN: -- 28, 2022.

25 MEMBER HAMMES: Second.

1 CHAIRMAN BRENNAN: All in favor?

2 MEMBER HAMMES: Aye.

3 MEMBER LILY-DOUGHERTY: Aye.

4 MEMBER BUCHANAN: Aye.

5 MEMBER CREEDON: Aye.

6 CHAIRMAN BRENNAN: Any opposed? Thank you.

7 *(Pre-Submission Hearing continued at November 28,*
8 *2022 Regular Meeting - VOTE: 5-0-0-0).*

9 DAVID GILMARTIN: Thanks for your time.

10 MATTHEW AYLWARD: Thank you.

11 CHAIRMAN BRENNAN: Yeah, thank you.

12 Okay. Next item is *Item No. 5, 326 Front*

13 *Street, the Greenporter Hotel*. It's the

14 Pre-Submission Conference regarding the

15 application of -- I'll wait. *(Brief Pause)*

16 *Pre-Submission Conference regarding the*

17 *application of Deborah Rivera Pittorino on behalf*

18 *of the Greenporter Hotel*. The applicant is

19 *proposing to add a third floor to the existing*

20 *building*. The property is located in the CR

21 *(Commercial Retail) District and is not located*

22 *within the Historic District*. Is the applicant

23 here?

24 DEBORAH RIVERA PITTORINO: Yes. Hi.

25 CHAIRMAN BRENNAN: Hi, Deborah.

1 DEBORAH RIVERA PITTORINO: Where is the
2 best place to put these? I have two of them with
3 the rendering. Is this one okay over here?

4 CHAIRMAN BRENNAN: I think that's fine
5 where you are. Maybe just turn it a little bit
6 more towards the Board.

7 DEBORAH RIVERA PITTORINO: That's one.
8 Where can I put -- I want the public to see this.
9 Can I put it over here?

10 CHAIRMAN BRENNAN: Right there. Just tilt
11 it more towards the public.

12 DEBORAH RIVERA PITTORINO: Okay, great.

13 CHAIRMAN BRENNAN: I think you just want to
14 make sure we're not blocking the --

15 DEBORAH RIVERA PITTORINO: Yeah.

16 CHAIRMAN BRENNAN: -- gentleman that sits
17 there.

18 DEBORAH RIVERA PITTORINO: Oh, sure.
19 How about here?

20 CHAIRMAN BRENNAN: No, no. Deborah --

21 MEMBER HAMMES: No, I think you're blocking
22 the tape. I think it's going to need to go over
23 here.

24 DEBORAH RIVERA PITTORINO: Okay. So tell
25 me where to go.

1 CHAIRMAN BRENNAN: Next to your other
2 easel. Next to your other easel, and just tilt,
3 rotate it towards the audience.

4 DEBORAH RIVERA PITTORINO: Okay.
5 Thank you.

6 CHAIRMAN BRENNAN: I assume that's the same
7 rendering?

8 MEMBER HAMMES: No.

9 DEBORAH RIVERA PITTORINO: No, different.
10 They're different.

11 CHAIRMAN BRENNAN: Okay.

12 ADMINISTRATOR PALLAS: Maybe up here?

13 JAY: Is that good? Or do you want to put
14 it over here? I can't see Rob, but here.

15 DEBORAH RIVERA PITTORINO: Okay.

16 CHAIRMAN BRENNAN: Thank you.

17 JAY: Everybody can see?

18 CHAIRMAN BRENNAN: Yes.

19 JAY: Do you need it tilted more?

20 CHAIRMAN BRENNAN: No, it's great. Thank
21 you.

22 DEBORAH RIVERA PITTORINO: Hi, everyone.
23 Thank you for your time today. I feel very
24 inadequate, I don't have a whole posse here with
25 me, but I will do the best I can to explain to

1 you my project.

2 My architects are on vacation, so. We
3 submitted this almost three months ago and we
4 were expecting them to present it to you three
5 months ago, but I'm presenting today by myself.

6 So, the Board's very different --

7 STENOGRAPHER MAHONEY: I'm sorry, can you
8 please state your name for the record?

9 DEBORAH RIVERA PITTORINO: Oh, sure, sure.
10 All right, my name is Deborah Rivera Pittorino
11 and I'm here to talk about Greenporter Hotel.

12 So, I believe there's only two Board
13 Members left over from the last time I presented.
14 I did present to the Board two years ago, then I
15 went to ZBA and then the ZBA did render a
16 decision in my favor. Then I had to -- the
17 process would have been to go get a building
18 permit, but two months after I got my approval
19 there was COVID.

20 And COVID for hotels was very difficult, a
21 lot of people came out here to rent houses
22 because they wanted to be able to cook. So, we
23 had -- January was, you know, usually very quiet,
24 but then February weddings were cancelled, the
25 March weddings were cancelled, April weddings

1 were cancelled, June, July, August. People
2 didn't come back until the following year and it
3 was just too turbulent and too risky for me to
4 incur debt and spend money on building costs
5 because I didn't know if we were going to
6 survive. So, that's why I didn't going forward.

7 And then the second year it was, you know,
8 not a whole lot better, but I feel like this past
9 summer we were back to some sore of normalcy and
10 I felt confident that I could re-approach my
11 lenders and go forward with the plan. And
12 unfortunately I didn't realize that the approval
13 had expired and that I would have to start the
14 process all over again.

15 So I am before you to ask for the variance
16 that I -- so that I could go ahead with my plan
17 to build the third floor. I'm really sorry I'm
18 going to be -- you know, I know you guys are
19 swamped and, but I don't have a choice. So, I
20 want to talk to you about any of the details.
21 None of them are different from the last time,
22 but again, most of you weren't here the last
23 time.

24 So the plan is to -- as you can maybe see
25 here or here. Right now -- right now the

1 Greenporter has this, has these two floors, so
2 when you come into the office you're here. And
3 this here is open, so there's a building here and
4 a building here. We are proposing to encase it
5 with glass. And it's glass so you'll be able to
6 see thru, glass on both sides so you can see
7 straight thru to the pool area. We're doing that
8 for two reasons. First of all, we need a larger
9 space indoors to store luggage and have a little
10 bit of a larger office space and have some common
11 areas because right now our lobby only has one
12 sofa in it so the people are waiting for their
13 room. There aren't enough places for people to
14 sit, so the reason that we're joining the two
15 buildings is to have, you know, a larger lobby
16 area, also to conserve energy in the wintertime
17 when people are going in and out of the doors,
18 you know, exiting and going into the other side.
19 And this way there wouldn't be as much opening,
20 the doors would be easier to manage, to manage
21 our energy bills and, you know, have storage and
22 have a common area. And because it's glass it's
23 not going to block light from any neighboring
24 property.

25 Then on top of that would be 23 additional

1 guest rooms. Actually, 22 additional guest
 2 rooms, and those additional guest rooms I'm -- I
 3 need because for the last few years we've been
 4 focused on building more of a corporate
 5 business -- during the week, like Monday through
 6 Thursday, we don't have -- there's not a lot of
 7 activity in Greenport, so we found that the best
 8 thing to do would be to market to company
 9 off-sites who want to bring their other people
 10 out here for, you know, education, team building,
 11 some come out on fishing charters, some come out
 12 apple picking, sometimes they bring motivational
 13 speakers. We have -- we've been using our
 14 restaurant, which I closed in 2015, so we started
 15 out by using that space as our conference room,
 16 but that only holds 30 people indoors in the
 17 wintertime. So then on a separate building
 18 permit we built some meeting rooms/classrooms
 19 that we use for -- the plan is to have for
 20 meetings.

21 And we really need to have like a total of
 22 50 guest rooms to be able to be competitive. And
 23 we've turned down several; we had a request from
 24 a law firm who needed 47 rooms and we said, *We'll,*
 25 *how about you take 30 here and then the rest*

1 *downtown*, but they want everybody for
2 confidentiality and sort of to control the group,
3 they wanted everybody on the same site. So, we
4 really need the additional rooms to be
5 competitive.

6 You know, I don't have -- you know, I don't
7 have partners and I don't have backers and I
8 operate this hotel myself and I need the
9 additional rooms to be competitive. And, you
10 know, I've been here since 2000, since October of
11 2000 and we have been very respectful to our
12 neighbors and to the environment. We're also a
13 Green Certified Hotel, we have a Platinum Level
14 Certification from Trip Advisors for being a
15 Green Leader. We -- you know, we're very
16 conscious of our surroundings and we're hoping
17 that you'll approve the variance. So, I don't
18 know, if you have any questions I'd like to
19 answer.

20 CHAIRMAN BRENNAN: Anyone on the Board like
21 to raise questions?

22 *(No Response)*

23 I'll start, then, and --

24 ADMINISTRATOR PALLAS: Mr. Chair, before
25 you do, if I may. I just to clarify for the

1 applicant's benefit that this Board is the
2 Planning Board, they're not doing variances here,
3 this is a site plan, just to clarify.

4 DEBORAH RIVERA PITTORINO: Okay. Well,
5 that you approve my site plan.

6 CHAIRMAN BRENNAN: Thank you. Thank you.

7 DEBORAH RIVERA PITTORINO: Thank you for
8 the clarification.

9 CHAIRMAN BRENNAN: Thank you, Paul.

10 Like your last application, I want to make
11 sure that we touch on SEQRA, Fire Department
12 referral, Zoning Board referral, payment in lieu
13 of parking and our planning consultant's
14 comments.

15 Now, I had a difficult time understanding
16 the application materials, it was somewhat
17 unclear to me. And I saw the same kind of
18 comments from our consultant, that it lacked some
19 certain key details and information. I had a
20 difficult time trying to understand some very
21 basic things like the room count, for example.
22 How many rooms does the hotel have? How many are
23 you contemplating adding? Same thing with the
24 parking; how many parking spaces do you have now,
25 or what's approved now, and how many will there

1 be at the end of this, end of the day here.

2 We should be able to decipher those kind of
3 things from the application materials, so I hope
4 that you would work to try to clarify that.

5 DEBORAH RIVERA PITTORINO: Do you want we
6 me to take you through that now, or.

7 CHAIRMAN BRENNAN: Sure.

8 DEBORAH RIVERA PITTORINO: Okay.

9 CHAIRMAN BRENNAN: So, the room count.

10 DEBORAH RIVERA PITTORINO: Sure. So right
11 now we have -- right now we have 30 guest rooms.
12 We have 30 guest rooms and we have four rooms
13 that are used for staff, so.

14 CHAIRMAN BRENNAN: Used how? Used how for
15 staff?

16 DEBORAH RIVERA PITTORINO: They live there.

17 CHAIRMAN BRENNAN: Okay.

18 DEBORAH RIVERA PITTORINO: They're like
19 small apartments. So there's two small apartment
20 rooms and then there are three dormitory-type
21 rooms that we use in the summertime.

22 CHAIRMAN BRENNAN: Okay. And are you
23 approved for that currently? Is that consistent
24 with your current status approvals; do you know?

25 DEBORAH RIVERA PITTORINO: Well, the CO

1 from -- the CO in the new building was for 19
2 additional rooms, which we have. Then the CO in
3 the existing building is a CO for an additional
4 15 rooms, for an additional -- hold on a second.
5 For an additional -- it's supposed to be a room
6 counted, but I believe 18 rooms.

7 CHAIRMAN BRENNAN: Eighteen additional,
8 okay. So, I mean, how --

9 DEBORAH RIVERA PITTORINO: I don't have the
10 CO, but I can -- that's easy enough to get.

11 CHAIRMAN BRENNAN: Okay. I think it's
12 important that the Board be able to understand
13 where we're starting at and where we're going to.
14 I think that --

15 DEBORAH RIVERA PITTORINO: Absolutely,
16 yeah.

17 CHAIRMAN BRENNAN: I guess that's my point.

18 DEBORAH RIVERA PITTORINO: Uh-huh.

19 CHAIRMAN BRENNAN: How about the parking?

20 DEBORAH RIVERA PITTORINO: Parking, there
21 have been -- there's a couple of different
22 documents with different numbers on them. So, we
23 have 34 parking spots right now. I believe that
24 one of the applications says -- one of the
25 documents say 34 and the other one says 31. So,

1 you know, I would -- yeah, I would like some help
2 figuring that out as well. And that is 31 cars
3 that if everyone parks themselves, that's what we
4 have. Although it's a very large parking lot,
5 I don't know if you are familiar with the
6 property. But when the restaurant was opened,
7 and if we ever had to valet park like for an
8 event, we valet parked over 55 cars in that lot.

9 CHAIRMAN BRENNAN: The other thing that was
10 unclear to me in reviewing the materials was how
11 the different aspects of the hotel were going to
12 be used. I think there was maybe a mention of a
13 library?

14 DEBORAH RIVERA PITTORINO: Yes.

15 CHAIRMAN BRENNAN: What is that about?

16 DEBORAH RIVERA PITTORINO: Uh-huh. So
17 right now the library is where we have the three
18 dorm rooms, so those would be taken out. And
19 I've actually started my employee housing to be
20 able to help my employees because most of my
21 employees can't afford to live here anymore. So
22 I sort of held off my own dream house dream to
23 help them and it's been very difficult, very
24 difficult to acquire housing in the Village and
25 to maintain it. But, so I bought a couple of

1 houses where I house employees, but the summer
 2 staff needs to really be on-site in the
 3 summertime which is why I'm still going to keep
 4 those. And the room count it's -- I think it's
 5 21 and the total room count I think is 21
 6 additional rooms plus three, three staff rooms
 7 which would still be for interns.

8 And so we would get rid of where the three
 9 rooms are right now are here, so right now those
 10 three rooms are up here -- one, two, three -- so
 11 this would come out to make a library. When I
 12 say library, I mean one of the biggest complaints
 13 of our customers in the Wintertime said there's
 14 not enough common space. And also with COVID,
 15 people became very sensitive to noise. I have
 16 never had to really please as much as we did this
 17 year with grown adults wanting to hear the music
 18 really loudly and somebody else complaining about
 19 it, adults traveling together in packs. And so
 20 there are people that, you know, want to hear
 21 music and there are people who don't want to hear
 22 music, or people who wander talking, a place
 23 where you can take a phone call. So, you know,
 24 some people will take a phone call by the pool
 25 and there's really nothing we can do about that

1 right now. But in the library area, we would
2 make that an absolute quiet zone. So there would
3 be books, reading material, we would have coffee
4 and tea, like whole fruit, apples, things like
5 that, which is why we asked for the dumb waiter.
6 Because right now when we take coffee and tea
7 down to the conference rooms there's an elevator
8 on that side; we don't have an elevator in
9 this -- in this original, the original in here,
10 there's no elevator, so we need the dumb waiter
11 for -- to carry the trays of coffee and urns.
12 But, you know, if the dumb waiter is an issue,
13 this room -- you know, staff could just carry
14 them.

15 CHAIRMAN BRENNAN: Would you foresee using
16 that space for special events, a gathering,
17 anything like that?

18 DEBORAH RIVERA PITTORINO: Well, you know,
19 we --

20 CHAIRMAN BRENNAN: The conference room?

21 DEBORAH RIVERA PITTORINO: Yeah. Well, we
22 have conference rooms, so we have -- we have
23 conference rooms. I know that this didn't -- the
24 timing when I got the comments from the
25 consultant, I didn't have time to answer you guys

1 until today and I apologize for that, but. So we
2 have plenty of meeting space right now. I'm just
3 going to -- I'll just pass these down. So we
4 have one larger conference room and then two
5 breakout rooms. So the library is just like a
6 quiet space where there's no phone calls allowed
7 and a place where people can relax. There won't
8 be any children allowed in there and that's what
9 we would use it for. We have sofas and just a
10 relaxation area. And honestly, if that's a deal
11 breaker we don't have to have this. This is
12 something the customers asked for.

13 CHAIRMAN BRENNAN: Okay. All right.
14 I appreciate the energy and the expense you put
15 into the rendering because it is very helpful.
16 But it also in a way can raise more questions
17 than answer sometimes.

18 DEBORAH RIVERA PITTORINO: Uh-huh, sure.

19 CHAIRMAN BRENNAN: So, the rendering
20 that -- okay, that rendering there, could you
21 talk to us a little bit what is intended for the
22 roof area?

23 DEBORAH RIVERA PITTORINO: Sure, sure.
24 So the roof area is going to be -- so it has --
25 it's really for mechanicals, so it has solar

1 panels. And then I've been researching -- so,
2 like I said, we're a Green Certified hotel and we
3 have a lot of sustainability practices in play.
4 And we do a lot of -- like I have a well and that
5 well sources our pool and the well sources our
6 irrigation system. So, I want to use a permeable
7 roof where I could -- so a permeable roofs,
8 they're like green roofs so they keep -- they
9 keep a space cold in the Summertime and warm in
10 the Wintertime and you can plant things up there.

11 Right now I have -- I have several gardens
12 around the property, I have a lavender garden, a
13 rose garden, then I have a little tomato garden.
14 And, you know, this is really tiny spaces, so I
15 thought because I'm going to have this permeable
16 roof I'd really like to have like a little garden
17 up there. Again, if a garden on the roof is a
18 problem for someone, we don't -- we absolutely
19 don't have to have it, but that would be for me.

20 I grow my own herbs. We still make
21 breakfast for guests of the hotel, that's the
22 only use of the restaurant is to make breakfast
23 for guests in the hotel, and I grow -- you know,
24 I grow chives and they culminate into cream
25 cheese with chives, and I grow lavender for

1 lavender scones and a lot of other types of birds
2 and flowers. And then we get, you know, niceties
3 from bees and butterflies. It's something that I
4 built it for myself, but again, if it's a deal
5 breaker we don't have to have it.

6 CHAIRMAN BRENNAN: My sense in looking at
7 that rendering is that there's some kind of
8 suggestion of like a glass railing surrounding
9 the planted area. And I guess what I'm wondering
10 is this a place that's intended for guests to --

11 DEBORAH RIVERA PITTORINO: Absolutely not.

12 CHAIRMAN BRENNAN: -- congregate.

13 DEBORAH RIVERA PITTORINO: Yeah, absolutely
14 not. Yeah.

15 CHAIRMAN BRENNAN: So it's limited for
16 maintenance?

17 DEBORAH RIVERA PITTORINO: Maintenance and
18 for me. Maintenance and for myself, for
19 gardening. Absolutely not for -- and again, if
20 you don't want railings we'll take the railings
21 off, as it would just make me more comfortable
22 being up there, which you don't want to be on a
23 windy day. If that's a problem we won't have
24 railings. We also put railings for screening,
25 but if that's a problem we'll take them off.

1 CHAIRMAN BRENNAN: I'm not -- I don't care
2 about railings one way or the other, I think it's
3 more of a building code issue. I'm just trying
4 to understand how it's going to be used, if there
5 will be -- obviously if there are people
6 congregating up there, that would have an impact
7 on the community.

8 DEBORAH RIVERA PITTORINO: Absolutely,
9 yeah. That's -- that type of use is -- you know,
10 I'm not looking to make my liability insurance
11 payments any higher and I don't -- that would
12 just -- that's just not good business practice.
13 But, yeah, that's absolutely not the intention of
14 the roof.

15 CHAIRMAN BRENNAN: Okay. All right.
16 Then the architect's drawings refer to
17 phasing; Phase I, Phase II. Is that still part
18 of your plan?

19 DEBORAH RIVERA PITTORINO: No, that's --
20 they should have -- so, initially we had talked
21 about joining the two buildings, this was going
22 to be phase I, doing the two buildings in the
23 center; and then Phase II would be to add the
24 third floor. But because we're so behind and I
25 think it would just be disruptive to the

1 community to have this, you know, done in two
2 pieces. So my plan is to tap -- to build the --
3 to join the two buildings and then time it so
4 that the boxes -- also, this is being fabricated
5 in Pennsylvania. So when I built this wing here,
6 this entire wing was built off-site by a company
7 in Pennsylvania. We're using the same company
8 that will bring in the boxes, and the last time
9 we worked with local police and boxes arrived
10 like at three o'clock in the morning, when we
11 woke up there was a building there. They're very
12 efficient, the people are very professional and
13 there is very minimal disruption to the
14 community.

15 CHAIRMAN BRENNAN: You mentioned that in
16 your short EAF form that the -- some of the work
17 is being done off-site. That's not currently
18 under way, though, is it?

19 DEBORAH RIVERA PITTORINO: Oh. Well, I
20 have been working with their engineers and -- I
21 mean, there's a lot of research that we had to do
22 to -- you know, they can't just see it for the
23 first time when it gets approved. So, like I
24 said, it's a company that we worked with before
25 when we -- when I built the west wing, it was

1 actually built, it was constructed for three
2 floors but they didn't approve the third floor at
3 the time and so, you know, we didn't build the
4 third floor. So that same company, now we work
5 with them to review drawings and mechanicals
6 because they already had some of the work done
7 from the last time we worked with them.

8 CHAIRMAN BRENNAN: Okay.

9 MEMBER CREEDON: That piece on the front,
10 you have an atrium and an atrium breezeway, so to
11 speak?

12 DEBORAH RIVERA PITTORINO: Yes, uh-huh.

13 MEMBER CREEDON: That looks to me like it's
14 two stories, not three, with a fence in front of
15 the roof.

16 DEBORAH RIVERA PITTORINO: Uh-huh. But
17 actually, this is the third story here. So this
18 is one, two and three.

19 MEMBER CREEDON: That's -- that piece there
20 isn't in the back? It looks like it's in the
21 back.

22 DEBORAH RIVERA PITTORINO: Well, right now
23 this doesn't exist. I'm not sure if I understand
24 the question, but right now this doesn't exist.

25 MEMBER CREEDON: Right. What I'm looking

1 at is the ground floor, the glassy walkway in
2 there.

3 DEBORAH RIVERA PITTORINO: Uh-huh.

4 MEMBER CREEDON: And then the second floor
5 you have the same thing there.

6 DEBORAH RIVERA PITTORINO: It's just a
7 breezeway there. That's just a breeze way to --

8 MEMBER CREEDON: It's glass on both sides?

9 DEBORAH RIVERA PITTORINO: Yeah, glass on
10 both sides.

11 MEMBER CREEDON: The same as underneath.

12 DEBORAH RIVERA PITTORINO: Yes.

13 MEMBER CREEDON: And then --

14 DEBORAH RIVERA PITTORINO: You can see
15 through to the back.

16 MEMBER CREEDON: And then it looks to me,
17 and maybe I'm perceiving this wrong, that what's
18 above that is on the second floor with a fence, a
19 four or 5-foot fence. It doesn't look like a
20 third floor.

21 DEBORAH RIVERA PITTORINO: Yeah.

22 MEMBER CREEDON: Is that a third floor in
23 the front?

24 DEBORAH RIVERA PITTORINO: Yeah, it is. So
25 you see one for floor one, floor two, floor three

1 and then you walk across.

2 MEMBER CREEDON: On the roof of the second
3 floor.

4 DEBORAH RIVERA PITTORINO: No. Well,
5 this -- there's a -- well, you do go -- yeah, I
6 believe we can walk across in either case, it's
7 just there are breezeways to walk from one wing
8 to the other.

9 MEMBER CREEDON: Oh, there's one and two;
10 okay, yeah. Because on that one I couldn't
11 see --

12 DEBORAH RIVERA PITTORINO: I have -- I have
13 a printout.

14 CHAIRMAN BRENNAN: Is that clear? Does
15 that clear it up?

16 MEMBER CREEDON: Yeah. Thank you. You
17 know, in the other picture it's clearer. The
18 angle is deeper.

19 DEBORAH RIVERA PITTORINO: Yeah. Like
20 right now when you're looking at the front of the
21 hotel, so right now where this is this is
22 currently right now. So my idea is to take these
23 arborvitaes out of here and put them here so then
24 I could encase those with glass.

25 MEMBER CREEDON: See, like right now you

1 have a lot of screening in front of what might
2 become a big building. When you -- when you
3 stand across the street. I go down there all the
4 time, I live --

5 DEBORAH RIVERA PITTORINO: Uh-huh.

6 MEMBER CREEDON: -- up in that neighborhood,
7 a few blocks, and you can hardly see the building
8 at all.

9 DEBORAH RIVERA PITTORINO: Uh-huh.

10 MEMBER CREEDON: And you're talking about
11 taking -- were you just talking about taking some
12 of that out?

13 DEBORAH RIVERA PITTORINO: Well, yeah we
14 would -- because the arborvitaes aren't going to
15 fit inside here. The arborvitaes won't fit here
16 but we're going to keep -- we're still going to
17 have a garden in the center and there -- you
18 know, we have -- I have over -- almost a hundred
19 indoor plants, so this is going to be like a big
20 sort of greenhouse. And also, in the last 22
21 years I've planted over a hundred trees on my own
22 property here.

23 MEMBER CREEDON: It's a lot.

24 DEBORAH RIVERA PITTORINO: It's a lot.

25 It's a lot.

1 CHAIRMAN BRENNAN: I read there was a
2 reference to a deed covenant on the property.
3 Can someone tell us about that? Are you familiar
4 with that, Deborah?

5 DEBORAH RIVERA PITTORINO: I saw that
6 referenced and I'm not sure what it was. Does
7 anybody here know?

8 CHAIRMAN BRENNAN: Tom, are you familiar
9 with that?

10 MR. MAZZOLA: I'm not familiar with it, no.

11 MEMBER HAMMES: I mean, as a generic matter
12 it would normally mean that they wanted the deed
13 amended or require that wherever the landscaping
14 that was approved would always have to be in
15 place regardless of when it was sold.

16 DEBORAH RIVERA PITTORINO: Oh, you know
17 what? I think I know what it is. When I first
18 bought the hotel there was a kind of fencing I
19 wanted to put on the entire perimeter and the
20 community didn't like it so I didn't do it. And
21 then they asked me to, when I planted these
22 trees -- let me show you. So instead of the
23 fencing I did arborvitaes along Fourth Avenue
24 which looks like this instead of the fencing.
25 That's the only thing I can think of.

1 MEMBER HAMMES: Yeah, it sounds like -- I
2 mean, I assume when the consultant put together
3 this report that they went back and looked at the
4 prior resolution which is where they came up with
5 this.

6 DEBORAH RIVERA PITTORINO: Uh-huh.

7 MEMBER HAMMES: And so it sound like the
8 2005 Planning Board approval was conditional and
9 you restating the deed to include a covenant that
10 that landscaping would be maintained, so I think
11 that's what your question is, but I don't know.

12 CHAIRMAN BRENNAN: Yeah. So I think --
13 that is my question. So I think we need to
14 understand that, right? Because if we're
15 contemplating approving anything that is a
16 variant to the covenant we have a problem.
17 Right? And I'm not sure that -- it's not clear
18 to me that it was a Planning Board condition.

19 DEBORAH RIVERA PITTORINO: I'm not sure if
20 I'm understanding. Like the landscaping has to
21 stay in place?

22 MEMBER HAMMES: (*Indiscernible*) on Fourth
23 Street and then the conditional didn't come in
24 concerning landscape.

25 CHAIRMAN BRENNAN: Okay.

1 MEMBER HAMMES: So I would normally have
2 thought that that meant that they were -- sorry,
3 I know I need to speak louder. That that would
4 mean that they wanted to make sure that that
5 landscaping would be maintained in perpetuity and
6 would have been encompassed at a decut. This is
7 in the consultant's report. But I'm assuming
8 that when you guys put this together it's because
9 you reviewed the resolutions of the Planning
10 Board --

11 MR. MAZZOLA: Yes.

12 MEMBER HAMMES: -- and the Planning Board
13 resolution said that it was conditioned on that.

14 MR. MAZZOLA: Yes. Laura had actually put
15 this together, I know she went through the
16 resolution so that's what she's referring to. So
17 we'd have to go back and see exactly what that
18 is.

19 DEBORAH RIVERA PITTORINO: Okay.

20 MEMBER HAMMES: But it may be simple -- it
21 may be simply that the resolution just says that
22 the deed covenant would be included in which case
23 it just begs the question of whether or not the
24 deed covenant was ever put in place and what it
25 says. So you might need to review your files to

1 see if you did anything with respect to the deed
2 at the time.

3 DEBORAH RIVERA PITTORINO: Okay. Well,
4 once I figure out exactly what it needs to say
5 we'll make it say whatever it needs to say. I
6 think that anyone, you know, myself or, you know,
7 whomever -- you know, nobody is here forever,
8 right? So in the future, I can't imagine
9 somebody wouldn't want to maintain landscaping,
10 but, yeah. There's no reason to not follow it is
11 what I'm saying.

12 CHAIRMAN BRENNAN: Okay. Well, if you
13 could provide some clarity on that it would be
14 helpful.

15 DEBORAH RIVERA PITTORINO: Okay.

16 CHAIRMAN BRENNAN: All right, my other
17 questions are for the Village. So, the SEQRA
18 status on this project?

19 MEMBER HAMMES: We adopted Lead Agency.
20 I have the resolution.

21 MEMBER DOUGHERTY-JOHNSON: Well, does this
22 count from back -- before?

23 MEMBER HAMMES: From before, so we probably
24 have to do it again.

25 MEMBER DOUGHERTY-JOHNSON: Right.

1 MEMBER HAMMES: This one is the original
2 resolution.

3 CHAIRMAN BRENNAN: Okay. So, do we need to
4 redo this?

5 ATTORNEY CONNOLLY: Yes.

6 ADMINISTRATOR PALLAS: So, but just to
7 answer your question. We -- you always charge
8 the planning consultant for providing a
9 recommendation and as of now they don't have one
10 yet.

11 CHAIRMAN BRENNAN: Okay.

12 ADMINISTRATOR PALLAS: And they needed --
13 they need some, a lot of these questions that
14 they posed answered before they can formulate a
15 proper recommendation.

16 CHAIRMAN BRENNAN: Very good. I understand
17 there was some specific questions about the short
18 EAF which I imagine factor into that.

19 ADMINISTRATOR PALLAS: Yes, there were
20 questions about a variety of things, I think they
21 need all of that --

22 CHAIRMAN BRENNAN: Okay.

23 ADMINISTRATOR PALLAS: -- prior to doing
24 any SEQRA determination.

25 CHAIRMAN BRENNAN: All right. And I would

1 like to see this referred to the Fire Department,
2 and what do we need to do to make that happen?
3 Is that we wait for the applicant -- for the
4 consultant to --

5 ATTORNEY CONNOLLY: Yeah, when we do the
6 coordinated review we'll send that and we'll make
7 a request to the Fire Department.

8 CHAIRMAN BRENNAN: Okay. And this is also
9 going to be referred to the Zoning Board
10 eventually for the third story?

11 ADMINISTRATOR PALLAS: Yes, that is
12 correct. And parking.

13 CHAIRMAN BRENNAN: And parking.

14 ADMINISTRATOR PALLAS: Yes. Well, the
15 parking would be dependent on whether there's a
16 payment in lieu or not.

17 CHAIRMAN BRENNAN: Right. So, like the
18 last application before us, we do have the
19 ability to consider payment in lieu of parking
20 for some or all relief, so we'll have to decide
21 whether that's something that this board wants to
22 entertain. And --

23 DEBORAH RIVERA PITTORINO: May I ask you
24 something about that?

25 CHAIRMAN BRENNAN: Yes.

1 DEBORAH RIVERA PITTORINO: So I think that
2 what is notably different between me and the last
3 applicant is that I'm not -- I'm not trying to
4 change the use of our property. The property has
5 been used the same way since 1958 as a lodging
6 establishment. So it was in existence prior to
7 1991, so technically I should be exempt from
8 parking.

9 I know that the Village needs money so, you
10 know, we want to cooperate to the degree that we
11 can. I don't have the sources to come here with,
12 you know, ten consultants and a bottomless
13 checkbook. So, you know, for me everything
14 counts, and it's just something to take into
15 consideration.

16 CHAIRMAN BRENNAN: Sure. Thank you.
17 Is there other questions people have, any
18 discussion?

19 MEMBER BUCHANAN: I mean, I guess the only
20 thing that I would ask is just noticing this is a
21 trend, and we've seen this at other properties,
22 is there any consideration to open things up to
23 the public? So, like charging a fee for a pool,
24 different things like that, for not hotel guests?

25 DEBORAH RIVERA PITTORINO: We would love

1 to, but then that would change our parking
2 requirement. You know? It's really -- I'm very
3 torn. Last year was my last service I did for
4 Shellabration, because if I open for
5 Shellabration I'm technically opening to the
6 public and I'm in violation of the -- you know,
7 of the deal that I made with the Village. So
8 last year was my last service for Shellabration.
9 We also have conference rooms that the community
10 also can't use because of the parking
11 requirement. There's really -- you know, our
12 hands are tied with the parking requirement.

13 You know, when I had the restaurant, I
14 don't know how many of you ever ate at my
15 restaurant, but we had a great restaurant for
16 many years, 15 years. And I closed it in 2015
17 when my husband's pancreatic cancer metastasized
18 and -- but the whole time we had the restaurant,
19 we never had an issue with parking, we never had
20 a complaint from our neighbors, our customers
21 didn't have to use on-street parking, there was
22 always plenty of parking because we had someone
23 to valet park and there was never a problem with
24 cars.

25 The funny thing is that most of our

1 customers were locals; all the hotel guests went
2 downtown and our restaurant customers were
3 locals. But it's a shame, but I have to make
4 business choices and, you know, I have to -- to
5 keep it a whole other level now, with the kind of
6 investment groups coming into the area,
7 everything from even like they bought the name,
8 the Google name of my hotel; so if you search for
9 Greenporter Hotel, you know, they come up.

10 So I have to throw -- I have to compete at
11 a whole -- I have to retool at a whole other
12 level and it's very difficult for an individual.

13 CHAIRMAN BRENNAN: Okay. So, I think this
14 application needs to continue in the
15 Pre-Submission Conference status until our
16 planning consultant's questions are satisfied.
17 Does that make sense to everyone?

18 DEBORAH RIVERA PITTORINO: I did submit a
19 response today, so hopefully you have the time,
20 you know, next month to read everything. But I
21 did answer all the questions.

22 CHAIRMAN BRENNAN: Okay. Well, yeah, we do
23 need time.

24 DEBORAH RIVERA PITTORINO: Of course.

25 CHAIRMAN BRENNAN: So, the consultant will

1 review it and then this Board needs time to
2 review those --

3 DEBORAH RIVERA PITTORINO: Sure.

4 CHAIRMAN BRENNAN: -- notes. So, I would
5 make a motion to continue with the Pre-Submission
6 Conference at our next Regular Meeting of the
7 Planning Board which is scheduled for November
8 28th, 2022 at 4 p.m.

9 MEMBER HAMMES: Second.

10 CHAIRMAN BRENNAN: All in favor?

11 MEMBER DOUGHERTY-JOHNSON: Aye.

12 MEMBER HAMMES: Aye.

13 MEMBER CREEDON: Aye.

14 MEMBER BUCHANAN: Aye.

15 CHAIRMAN BRENNAN: All right, motion
16 approved (*Pre-Submission Hearing continued at*
17 *November 28, 2022 Regular Meeting - VOTE:*
18 *5-0-0-0*). Thank you.

19 DEBORAH RIVERA PITTORINO: Okay. Any other
20 questions; no?

21 CHAIRMAN BRENNAN: No

22 DEBORAH RIVERA PITTORINO: Thank you very
23 much.

24 CHAIRMAN BRENNAN: Okay. So, our next item
25 is identified as *Item No. 7, 45 Front Street,*

1 *Alpina. A Pre-Submission Conference regarding*
2 *the application of Robert I. Brown Architects, PC*
3 *& Agents on behalf of Christoph Mueller (Alpina).*
4 *The applicant is proposing to add seasonal*
5 *outdoor seating for four in front of the*
6 *restaurant Alpina and four seats that will be*
7 *removed from the interior so as not to increase*
8 *the total capacity. Is someone from --*
9 *representing the applicant?*

10 RYAN SIDOR: Yes. Ryan Sidor, I work for
11 Robert I. Brown Architects PC, 205 Bay Avenue,
12 Greenport.

13 And yeah, this proposal is -- the existing
14 space in front of the restaurant is about 75
15 square feet. At 15 square foot per person for
16 the tables, we're allowed five but we're
17 proposing four, two tables of two. The backs of
18 the chairs will be against the restaurant and the
19 tables will be in front. I believe they're
20 24-inch round, but I don't have the exact
21 measurement. But it's all located on their
22 property, not on the Village property, and all
23 the dimensions are on the plan.

24 And as you said, there's an application.
25 There will be seasonal seating and when the seats

1 are outside, the indoor seats will be removed so
2 the total occupancy of the restaurant is not
3 going to be increased.

4 CHAIRMAN BRENNAN: What is the total
5 occupancy of the restaurant?

6 RYAN SIDOR: I don't have that exact
7 number. We're still waiting for the consultant.
8 I don't have their Health Department application
9 in front of me.

10 CHAIRMAN BRENNAN: Your consultant.

11 RYAN SIDOR: No.

12 CHAIRMAN BRENNAN: No. Our consultant?

13 RYAN SIDOR: Yes.

14 CHAIRMAN BRENNAN: You're waiting on our
15 consultant to provide what?

16 RYAN SIDOR: The last application had
17 their -- what you guys have as the seating
18 totals.

19 MEMBER DOUGHERTY-JOHNSON: Which last
20 application?

21 RYAN SIDOR: That was for --

22 MEMBER DOUGHERTY-JOHNSON: When it
23 became Alpina, I believe.

24 MEMBER DOUGHERTY-JOHNSON: Oh, okay. So,
25 gotcha.

1 MEMBER HAMMES: So you're waiting to see
2 what's approved and then --

3 RYAN SIDOR: Yes, I don't --

4 MEMBER HAMMES: So the applicant doesn't
5 have a copy of what was approved.

6 RYAN SIDOR: I don't know. I will --
7 whatever they have I will submit.

8 MEMBER HAMMES: That would be in the --
9 that would be in the Village.

10 ADMINISTRATOR PALLAS: But for the record,
11 we have been requested to FOIL for that. I also
12 just want to note that I have not sent this to
13 the planning consultant for review. It is a
14 simple application, my intent was to ask if you
15 needed it if this. So I will get that out to
16 them tomorrow and then certainly we'll -- it's a
17 very simple application, it will be turned around
18 well in advance of any next action on it on
19 behalf of the Board.

20 MEMBER HAMMES: And wasn't the conversation
21 that we had when we were talking about Green Hill
22 a while back with the consultant that the
23 question on occupancy really related to the
24 Department of Health approval?

25 RYAN SIDOR: Yes.

1 ADMINISTRATOR PALLAS: Yes.

2 MEMBER HAMMES: So you guys should be able
3 to get that.

4 RYAN SIDOR: Yeah, I --

5 MEMBER HAMMES: Because you filed for it,
6 we didn't file for it.

7 RYAN SIDOR: The official Health Department
8 documents, yeah, I will find out from the owners.

9 MEMBER HAMMES: Because that's what
10 controls the occupancy. It doesn't really matter
11 what was in the Planning Board resolution,
12 correct?

13 RYAN SIDOR: Yes, I understand that your --
14 that had the exact number on it last time, so.

15 CHAIRMAN BRENNAN: Okay. Yeah, I think --
16 Paul, I take your point, it's a straight-forward
17 application, I don't want to belabor it. But I
18 think that we need to -- as we move through
19 these, we just need to understand what the
20 occupancy is, what was approved by the Planning
21 Board and that we know that that's subject to
22 County Health Department approval. But we often
23 don't -- this Planning Board doesn't know, at the
24 end of the day, what the Health Department
25 ultimately approved.

1 RYAN SIDOR: Sure.

2 CHAIRMAN BRENNAN: So I think it would just
3 be a matter of housekeeping on our part to make
4 sure that we know that --

5 RYAN SIDOR: Yeah, I will --

6 CHAIRMAN BRENNAN: How many seats you're
7 approved for.

8 RYAN SIDOR: -- get in contact with the
9 owners and hopefully they have some kind of
10 documentation of that.

11 CHAIRMAN BRENNAN: Yeah. And I do
12 understand that you're not asking to change the
13 number of occupants, you're just moving them
14 inside and out. Okay.

15 ADMINISTRATOR PALLAS: If I may. Just
16 so -- are you requesting that we do refer this to
17 the consultant for comments?

18 CHAIRMAN BRENNAN: I think the applicant
19 can provide this information, frankly. I mean,
20 they should be able to check the Health
21 Department records and report back to us what
22 their approved facet is. I don't think that's
23 unreasonable. I don't know. I mean, I'm not --

24 ADMINISTRATOR PALLAS: We will take
25 whatever you request.

1 CHAIRMAN BRENNAN: I would like the
2 applicant to come back to this -- come back to
3 the Village with a record of what the Health
4 Department has approved for your capacity.

5 RYAN SIDOR: Yes.

6 CHAIRMAN BRENNAN: Do other people have
7 questions about this?

8 MEMBER DOUGHERTY-JOHNSON: I just wondered
9 if they're the same tables that have been
10 outside, previously. You don't know.

11 RYAN SIDOR: I have no idea about that.

12 MEMBER DOUGHERTY-JOHNSON: Okay.

13 RYAN SIDOR: I'm sorry

14 MEMBER HAMMES: I think it would be helpful
15 to understand what the tables are going to be, if
16 they're going to be what was there or if they're
17 going to be like the high tops that are at Anker.

18 RYAN SIDOR: Okay.

19 MEMBER CREEDON: I mean, the area does
20 look, when you walk by it, smaller than it looks
21 on this rendering. And I'm wondering if the area
22 where the door swings. Is that part of the
23 75-feet? Because that's really not available as
24 part of the space on the patio.

25 RYAN SIDOR: From the northeast corner of

1 the building, they own 4.4 feet to the sidewalk,
2 which is more than for the total swing.

3 MEMBER CREEDON: Yeah, yeah, yeah, I know
4 that. What I'm saying is that the door swing,
5 I don't know, it's a 32-inch door, 36-inch?
6 I don't know what it is.

7 RYAN SIDOR: I think it's 36.

8 MEMBER CREEDON: Thirty-six. So three
9 feet, so you're taking out nine square feet,
10 roughly, right, out of the 75?

11 RYAN SIDOR: Yeah.

12 MEMBER CREEDON: Okay. So then does that
13 change what's allowed?

14 RYAN SIDOR: Uh, doors normally don't --

15 MEMBER CREEDON: If it's 15 times --
16 pardon?

17 RYAN SIDOR: Doors normally don't, but
18 we're allowed five, we're only proposing four.

19 MEMBER CREEDON: Maybe I'm not -- maybe I'm
20 not being clear. Does the swing area, where the
21 door swings, is that allowed to be counted as
22 part of the available square footage you're
23 saying gives you room for five?

24 RYAN SIDOR: As far as I know I think it is
25 allowed. But if it's not, we take out 10 square

1 feet, it still gives us four seats which is what
2 we're proposing.

3 MEMBER CREEDON: Okay.

4 CHAIRMAN BRENNAN: Anyone else?

5 MEMBER DOUGHERTY-JOHNSON: I guess I just
6 have a question. If we're approving this
7 whole -- this new site plan, do we have to have
8 inside seats, also?

9 RYAN SIDOR: The site plan is not for
10 inside the restaurant.

11 MEMBER DOUGHERTY-JOHNSON: Oh, so this
12 would just be like added on to the --

13 RYAN SIDOR: Yeah.

14 MEMBER DOUGHERTY-JOHNSON: -- existing site
15 plan. Okay.

16 MEMBER CREEDON: My only concern is if the
17 wait staff is going to be on the public sidewalk.
18 You know, tables fit, but will the staff?

19 RYAN SIDOR: Yeah. There's a little over
20 two feet, which I know is probably right on that
21 area of -- yeah, can you get a server through
22 there or maybe not. But I don't expect the
23 server to be there every, you know, two minutes
24 checking up on them, but that's why I'm here, I
25 guess.

1 CHAIRMAN BRENNAN: Anything else?

2 MEMBER CREEDON: That's it for me.

3 CHAIRMAN BRENNAN: Okay. Tricia?

4 MEMBER HAMMES: I don't have anything.

5 CHAIRMAN BRENNAN: So we should probably
6 move this to a public hearing, right, if there's
7 no further comments, questions. We're not
8 waiting on anything from the consultant.

9 MEMBER HAMMES: And only you can get the
10 occupancy number by --

11 RYAN SIDOR: Yeah, I'll check --

12 MEMBER HAMMES: -- the time of the public
13 hearing.

14 RYAN SIDOR: -- with the owners and I will
15 get you IT as soon as I can.

16 CHAIRMAN BRENNAN: Yes, please. Okay.

17 So --

18 RYAN SIDOR: Is it -- it's two weeks before
19 the public hearing?

20 ADMINISTRATOR PALLAS: Yes. Yes.

21 MEMBER CREEDON: It might be helpful to
22 know when you produce the CO occupancy, if --
23 maybe they're not even using that full amount or
24 if they are.

25 RYAN SIDOR: Yeah, I'll double check that

1 as well.

2 CHAIRMAN BRENNAN: Okay. So let's make a
3 motion to schedule a public hearing for this
4 application on the next Regular Meeting of the
5 Planning Board, November 28th, 4 p.m., 2022.

6 MEMBER HAMMES: Second.

7 CHAIRMAN BRENNAN: All in favor?

8 MEMBER BUCHANAN: Aye.

9 MEMBER CREEDON: Aye.

10 MEMBER HAMMES: Aye.

11 MEMBER LILY-DOUGHERTY: Aye.

12 CHAIRMAN BRENNAN: Motion approved.
13 Thank you. (*Public Hearing Scheduled for*
14 *November 28, 2022 Regular Meeting - VOTE:*
15 *5-0-0-0*).

16 RYAN SIDOR: Thank you.

17 CHAIRMAN BRENNAN: Okay, that's our last
18 item of business there.

19 And now we have any other Planning Board
20 Business. I have *No. 8, Any other Planning Board*
21 *business that might come properly before this*
22 *Board*. I just thought we could just touch base,
23 just kind of touch on what we would like to use
24 our first Work Session for.

25 (*Fire Alarm Sounded*)

1 Paul, just to clarify, if during our Work
2 Session we wanted to discuss any of the currently
3 pending applications, we need to provide notice;
4 is that correct?

5 MEMBER HAMMES: It's a public --

6 ADMINISTRATOR PALLAS: That's more of a Rob
7 question.

8 MEMBER HAMMES: It's a public meeting.

9 ATTORNEY CONNOLLY: Yeah, as long as you're
10 not rendering a decision, you don't have to give
11 notice to the applicant, but.

12 MEMBER HAMMES: It's a public meeting.

13 CHAIRMAN BRENNAN: Yeah.

14 ATTORNEY CONNOLLY: You can discuss.

15 CHAIRMAN BRENNAN: Okay. So if our
16 conversation veered into an app -- a current
17 application, is that a problem?

18 ATTORNEY CONNOLLY: No.

19 CHAIRMAN BRENNAN: Okay.

20 ADMINISTRATOR PALLAS: I mean, I'll defer
21 to Rob. The only thing that would be a concern
22 is if there are questions from the applicant that
23 arises as a result of that then, you know, we
24 would be -- we would need to, you know,
25 memorialize that and get it to the applicant.

1 CHAIRMAN BRENNAN: Yeah.

2 ADMINISTRATOR PALLAS: Because they're
3 not -- they won't know to be here, right?

4 CHAIRMAN BRENNAN: Yeah, I'm not expecting
5 them to be here. The idea with this is that I
6 thought it would be constructive if this Board
7 could have some time in a public meeting setting
8 where they could discuss some applications and
9 some other procedures and protocols in a setting
10 that doesn't involve the applicant necessarily,
11 okay. And so if you get more --

12 MEMBER HAMMES: Well, the applicant could
13 always show up, right.

14 CHAIRMAN BRENNAN: They could show up, but
15 they would not be required, we would not be
16 expecting them to be here to answer question.

17 MEMBER HAMMES: I mean, historically I
18 believe, and I can be corrected, that the Work
19 Sessions, we actually did some of the
20 presubmission work in Work Sessions and the
21 Regular Meetings were more for public hearings,
22 just to give you the background on --

23 CHAIRMAN BRENNAN: Okay.

24 MEMBER HAMMES: -- how that's -- how it's
25 been done when we used to have two meetings.

1 What happened was we got to a point where
2 we would have very small things --

3 CHAIRMAN BRENNAN: Yeah.

4 MEMBER HAMMES: -- and it just didn't make
5 sense to have a separate Work Session for
6 Presubmission and then the following week a
7 public meeting, so.

8 CHAIRMAN BRENNAN: Okay.

9 MEMBER HAMMES: But to the extent I think
10 that you want to cover other things or discuss a
11 purchase generally, that makes total sense in a
12 Work Session. And I would think that, you know,
13 as we go forward we could talk about whether or
14 not we start doing some of the presubmission
15 work, depending on what you have on your plate at
16 the Work Session as well. But I'll defer.

17 CHAIRMAN BRENNAN: Yeah, that makes sense.
18 So I think in this case of the November Work
19 Session, it's too soon to really use it for any
20 kind of Pre-Submission work, right?

21 MEMBER HAMMES: Uh-huh.

22 CHAIRMAN BRENNAN: So, we -- I would like
23 to use that time to discuss payment in lieu of
24 parking and get this Board more comfortable with
25 how that works. And Rob, I might ask you to, you

1 know, chime in on that a little bit.

2 ATTORNEY CONNOLLY: Sure.

3 CHAIRMAN BRENNAN: There was another
4 initiative which is to create a Board Member
5 handbook, and I know that Tricia has started work
6 on that.

7 MEMBER HAMMES: Yeah. I mean, I have the
8 table of contents, I can send that to you. I
9 won't be at the meeting, but I could send it to
10 you to discuss.

11 CHAIRMAN BRENNAN: Okay. Well, yeah, so
12 I'd like to -- I'd like to kind of move that
13 effort forward. So, you know, we probably won't
14 do too much without you there if you're going to
15 spearheading that.

16 I also want to use the time to talk about
17 training opportunities and get a feel for what
18 people would like to know more about and be
19 trained on. And Lily, I was hoping you would
20 work on that?

21 MEMBER DOUGHERTY-JOHNSON: Okay.

22 CHAIRMAN BRENNAN: Another area is our
23 Village's Comprehensive Plan. I'd like this
24 Planning Board to take some initiative to try to
25 help the Village advance their comprehensive

1 planning work. So I don't know what that's going
2 to look like exactly, but I would like to bring
3 that into our discussion.

4 Is there anything else that people would
5 like to use the work -- the next Work Session
6 for?

7 MEMBER CREEDON: I would just do the
8 training.

9 CHAIRMAN BRENNAN: The training.

10 MEMBER CREEDON: Yeah.

11 CHAIRMAN BRENNAN: Yeah. Okay. Anyone
12 else? Okay. So, we don't need to do anything
13 else about that, right; it's scheduled and it
14 will happen? Okay.

15 So Item No. 9, I'd like to make a motion to
16 adjourn.

17 MEMBER HAMMES: Second.

18 CHAIRMAN BRENNAN: All in favor?

19 MEMBER DOUGHERTY-JOHNSON: Aye.

20 MEMBER HAMMES: Aye.

21 MEMBER CREEDON: Aye.

22 MEMBER BUCHANAN: Aye.

23 CHAIRMAN BRENNAN: Thank you. Thank you,
24 all.

25 **(*The meeting was adjourned at 6:02 p.m. *)**

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

7 I, ALISON MAHONEY, a Court Reporter and
8 Notary Public for and within the State of New
9 York, do hereby certify:

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on October 27, 2022, at Greenport Fire
13 Department, Third Street Fire Station, Greenport,
14 NY, 11944.

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

19 IN WITNESS WHEREOF, I have hereunto set my
20 hand this 8th day of November, 2022.

21

22

23

Alison Mahoney

24

25