

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK : STATE OF NEW YORK
 3 -----X
 4 ZONING BOARD OF APPEALS
 5 REGULAR SESSION
 6 -----X
 7 Station One Firehouse
 8 Third & South Streets
 9 Greenport, New York 11944
 10 June 20, 2023
 11 6:00 p.m.

12
 13 B E F O R E:
 14 JOHN SALADINO - CHAIRMAN
 15 SETH KAUFMAN - MEMBER (Absent)
 16 DINNI GORDON - MEMBER
 17 JACK REARDON - MEMBER

18
 19 *****

20
 21 ALSO IN ATTENDANCE:
 22 MICHAEL NOONE - CLERK TO THE BOARD
 23 ALEX BOLANOS - CODE ENFORCEMENT OFFICER

24
 25

1 (The Meeting was Called to Order at 6:03 p.m.)

2 CHAIRMAN SALADINO: Good evening, folks.

3 This is the Village of Greenport Zoning Board of
4 Appeals regular meeting.

5 *Item No. 1 is a motion to accept the minutes*
6 *of the May 16th, 2023 Zoning Board of Appeals*
7 *meeting. So moved.*

8 MEMBER GORDON: Second.

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER GORDON: Aye.

11 MEMBER REARDON: Aye.

12 CHAIRMAN SALADINO: And I'll vote aye.

13 And just as an explanation, folks, one of our
14 members, he had business in Manhattan, he wasn't
15 going to be able to make this meeting. So there
16 are three of us, we're minus one member of the
17 five, and the fourth member has unavoidable
18 business in Manhattan. But we do have a quorum, so
19 we're going to proceed.

20 MEMBER GORDON: And we hope there will be a
21 new member next time.

22 CHAIRMAN SALADINO: We -- everybody here
23 serves at the pleasure of the Mayor, so when they
24 decide --

25 MEMBER GORDON: He's been busy.

1 CHAIRMAN SALADINO: When they decide that,
2 we'll have a new face for everybody to see.

3 *Item No. 2 is a motion to schedule the next*
4 *Zoning Board of Appeals meeting for July 18th, 2023*
5 *at 6 p.m. at Station One Firehouse, Third and South*
6 *Streets, Greenport, New York 11944. So moved.*

7 MEMBER REARDON: I'll second.

8 CHAIRMAN SALADINO: All in favor?

9 MEMBER GORDON: Aye.

10 MEMBER REARDON: Aye.

11 CHAIRMAN SALADINO: And I'll vote aye.

12 *Item No. 3 is 417 West Street. This is a*
13 *motion to accept the application, schedule a public*
14 *hearing and arrange a site visit regarding the*
15 *application of Joe Ippolito -- am I getting that*
16 *right?*

17 JOE IPPOLITO: Yep, that's correct.

18 CHAIRMAN SALADINO: Joe Ippolito? *The*
19 *applicant proposes a two-story addition to the*
20 *house, renovations, and the addition of a new*
21 *Deck.*

22 • *The plans show a front-yard setback of*
23 *16.2 feet. This would require an area variance of*
24 *13.8 feet.*

25 • *The plan shows a combined yard -- side-yard*

1 setback of 24.9 feet. This would require an area
2 variance of .1 feet.

3 • The plan shows an accessory building with a
4 setback of 1.9 feet from the property line. This
5 would require an area variance of 3.1 feet.

6 • The plan shows an accessory building --
7 shows an accessory building with a setback of
8 3.8 feet from the property line. This would
9 require an area variance of 1.2 feet.

10 The property is located in the R-1 -- R-2
11 One- and Two-Family Residential District. This
12 property is not in the Historic District.
13 And the Suffolk County Tax Map Number is
14 1001-4-5-2.

15 There's two accessory buildings on the
16 property?

17 JOE IPPOLITO: To my knowledge, there's only one.

18 CHAIRMAN SALADINO: No, I'm just asking,
19 because I see two -- anyway.

20 JOE IPPOLITO: It's just the garage.

21 CHAIRMAN SALADINO: We'll get into it when we
22 look at the plans.

23 MEMBER REARDON: I think one's for the side
24 yard and one's for the back, setback, one's for the
25 side.

1 CHAIRMAN SALADINO: One's the side yard. Is
2 the applicant here?

3 JOE IPPOLITO: Yes.

4 CHAIRMAN SALADINO: Name and address for the
5 Stenographer, please.

6 JOE IPPOLITO: Joseph Ippolito, 417 West
7 Street, Greenport, New York.

8 CHAIRMAN SALADINO: Why don't you start.

9 JOE IPPOLITO: So I purchased the home. The
10 gentleman passed away. We would like to add a
11 first floor bathroom accessible for elderly people
12 of older age, my mother and my grandmother,
13 whatnot. And also add another bathroom on the
14 second floor above that, carving out the corner
15 from the -- what side of the building? This would
16 be the northeast side, showing a 12-foot-4 setback
17 there. Basically removing that wood deck, squaring
18 off the rear of the building to that jut-out on the
19 right side, allowing for that bathroom to be added
20 in that space off the kitchen.

21 So if you look at the plans, Page 3 of 6, you
22 can see the addition. I'm sorry. Yeah, first
23 floor here in the middle, that will show basically
24 what we're looking to take over, that corner there,
25 and square that building off there. So I believe

1 the variance is for the setback, the front.
2 Basically, I'm trying to legalize what is currently
3 on the property. By doing that, I'm trying to
4 encompass all the previous existing garage,
5 building, front setback, side, all these setbacks
6 to bring it to the proper code today.

7 CHAIRMAN SALADINO: Is the -- would we know,
8 is there someone in this -- would we know, is the
9 accessory building as old as the house? Is the
10 accessory building --

11 JOE IPPOLITO: It's predating a CO, I'm aware
12 of that, so it's old.

13 CHAIRMAN SALADINO: So prior to 1971?

14 JOE IPPOLITO: Yes, correct. Because that
15 was in question when I was purchasing the property,
16 and they said it was prior to the CO in the title
17 search. So that's why I was aware that it was --
18 so, basically, I'm looking to maintain what was
19 there prior to the CO.

20 MEMBER GORDON: So, excuse me, can --

21 JOE IPPOLITO: Sure.

22 MEMBER GORDON: The -- on the Notice of
23 Disapproval --

24 JOE IPPOLITO: Correct.

25 MEMBER GORDON: -- it says -- it describes an

1 accessory building with a setback of 1.9. It
2 doesn't say where it is. And then the second --

3 JOE IPPOLITO: So -- I'm sorry.

4 MEMBER GORDON: Then it says shows an
5 accessory building with a setback of 3.8 feet from
6 the property line, also doesn't say where. Is this
7 the same building, and it's just two different
8 directions?

9 JOE IPPOLITO: Correct. So, basically, the
10 setback is -- if you look on the survey --

11 MEMBER GORDON: Uh-huh, that's --

12 JOE IPPOLITO: -- I don't know what number
13 that is there, if you look at "Framed Garage", that
14 1.9 setback would be to the left side, which would
15 be the west side of the property. The 3.9 would be
16 the rear side, which would be the south side of the
17 property.

18 MEMBER GORDON: Okay.

19 JOE IPPOLITO: So I'm looking to legalize
20 that, along with asking for approval --

21 MEMBER GORDON: Right, I understand.

22 JOE IPPOLITO: -- to build the --

23 MEMBER GORDON: Okay.

24 JOE IPPOLITO: Because I'm .1, within .1 of
25 the code. And I would -- if I would have known, I

1 would have asked my architect to adjust .1 to fall
2 within the guidelines, but he was off, I guess,
3 with his dimensions. So that why I'm here trying
4 to legalize all of it.

5 CHAIRMAN SALADINO: That was my question,
6 that was one of my questions, also, because I don't
7 seem to have a survey of the property. I have
8 construction plans.

9 MEMBER GORDON: Do you want to borrow mine?

10 CHAIRMAN SALADINO: I don't have a survey.
11 So we can see the setbacks here.

12 MEMBER GORDON: So it's -- yeah. This is --

13 MR. NOONE: Do you want me to --

14 MEMBER GORDON: -- what's referred to --

15 CHAIRMAN SALADINO: No, I'll look at Dinni's.

16 MEMBER GORDON: Here, it's fine. This is the
17 second one that's referred to on the Notice of
18 Disapproval, and this is the side that's referred
19 to in the first notation.

20 CHAIRMAN SALADINO: I see that. Okay. Jack,
21 anything?

22 MEMBER REARDON: No. It looked pretty
23 straightforward. We're just dealing with the
24 accessory building.

25 CHAIRMAN SALADINO: Well, and --

1 JOE IPPOLITO: Yeah, that was -- I mean, I
2 know the .1 was obviously within -- concerned the
3 front and rear setback, but I know that that was
4 not part of the original CO. That's why when we
5 had the Notice of Disapproval and I sat down
6 originally, they said, "Let's just get it all
7 legalized at one time," and I said, "You know what,
8 that makes more sense," so that's why I'm here.

9 CHAIRMAN SALADINO: Okay. And one other
10 question I have for you. I see -- I see you
11 provided documentation about your LLC.

12 JOE IPPOLITO: Correct.

13 CHAIRMAN SALADINO: This is a single-member LLC?

14 JOE IPPOLITO: Yes.

15 CHAIRMAN SALADINO: You're the sole member?

16 JOE IPPOLITO: Sole member.

17 CHAIRMAN SALADINO: Okay. So there's no
18 conflict there for us. And one of the only other
19 questions I have here, I'm reading your narrative
20 here with your application, and I see you -- I see
21 you kind of answered four of the five questions and
22 you left out --

23 JOE IPPOLITO: Which, which question was
24 that?

25 CHAIRMAN SALADINO: The last. There's five

1 questions for our balancing test.

2 JOE IPPOLITO: I don't know if I have that in
3 front of me, so.

4 CHAIRMAN SALADINO: And they're kind of --
5 they're kind of -- you know, undesirable change,
6 and benefit to the applicant, request is
7 substantial. And the last question is, was the
8 alleged difficulty self-created, and you kind of
9 left that blank.

10 JOE IPPOLITO: Oh. Maybe I just didn't
11 understand the question.

12 CHAIRMAN SALADINO: Okay.

13 JOE IPPOLITO: Self-created, I didn't know
14 what you meant.

15 CHAIRMAN SALADINO: It's a -- with an area
16 variance, it's not life threatening, you know, so
17 we'll just take that one.

18 MEMBER GORDON: Often we consider something
19 self-created if it's something you're changing in
20 order to satisfy your individual needs. But in
21 this case --

22 JOE IPPOLITO: Well, I mean, to sum it up
23 pretty briefly is my wife grew up in Southold her
24 whole life. I grew up, you know, going --
25 vacationing in other places. And it's one of

1 her -- it's right at the end of Kenneys Road. She
2 grew up there for 20 years with her family, and
3 when her grandmother passed, they sold the house.
4 So I've been trying to recreate the East End
5 lifestyle for her from that moment.

6 When I hired my architect to get the plans
7 approved, you know, I went with somebody that was
8 familiar with me in Freeport. He's maybe not
9 familiar with your code. So, obviously, now I'm
10 here and trying to rectify that issue.

11 MEMBER GORDON: Right. Well, it seems to me
12 that actually you could answer "no" in this case,
13 because at least with your -- with your -- you're
14 really trying to legitimize something --

15 JOE IPPOLITO: Correct.

16 MEMBER GORDON: -- that was already there
17 before.

18 JOE IPPOLITO: Correct.

19 MEMBER GORDON: So the answer --

20 JOE IPPOLITO: I'm trying -- I'm trying to do
21 the right thing.

22 MEMBER GORDON: Yeah. Well, the answer
23 to was it self-created is usually yes only if it's
24 something that you're changing, and you aren't
25 changing --

1 JOE IPPOLITO: Correct.

2 MEMBER GORDON: -- in that sense.

3 CHAIRMAN SALADINO: And usually we'll only
4 ask to explain yourself when the question is blank.

5 JOE IPPOLITO: Understood.

6 CHAIRMAN SALADINO: You know, we'll take any
7 answer you want to give us.

8 JOE IPPOLITO: To be honest, it was probably
9 me missing, missing --

10 CHAIRMAN SALADINO: When it's -- when it's
11 blank, that's when we kind of ask.

12 JOE IPPOLITO: I get it.

13 CHAIRMAN SALADINO: I'm going to ask, does
14 the Building Department have anything to add about
15 this?

16 MR. BOLANOS: No.

17 CHAIRMAN SALADINO: Okay. I'm going to make
18 a motion that we accept this application. So moved.

19 MEMBER GORDON: Second.

20 CHAIRMAN SALADINO: All in favor?

21 MEMBER REARDON: Aye.

22 MEMBER GORDON: Aye.

23 CHAIRMAN SALADINO: We're going to set a date
24 for a public hearing. It will be at our next
25 meeting, it will be July 18th.

1 JOE IPPOLITO: Okay.

2 CHAIRMAN SALADINO: We'll -- it will be here,
3 hopefully.

4 MEMBER GORDON: Are we doing a site visit?

5 CHAIRMAN SALADINO: As soon as I finish
6 saying this.

7 MEMBER GORDON: Sorry.

8 CHAIRMAN SALADINO: We're going to -- it will
9 be here at --

10 JOE IPPOLITO: Okay.

11 CHAIRMAN SALADINO: We set them all at
12 6 o'clock, it will be at 6 o'clock. And do we feel
13 we need a site visit for this property? Jack,
14 Dinni, what do you think?

15 MEMBER REARDON: I think it's always good to
16 put our eyes on it.

17 CHAIRMAN SALADINO: Okay. So we're going
18 to -- we're going to ask you to -- we would like to
19 come to the property --

20 JOE IPPOLITO: Sure.

21 CHAIRMAN SALADINO: -- and see what you plan.
22 We would ask you to stake out anything new,
23 anything.

24 JOE IPPOLITO: Sure.

25 CHAIRMAN SALADINO: Obviously, you know, the

1 garage we could see.

2 JOE IPPOLITO: Right.

3 CHAIRMAN SALADINO: So anything, any --

4 JOE IPPOLITO: You're looking for that
5 bathroom extension staked out?

6 CHAIRMAN SALADINO: Anything that you think,
7 anything you think we should see you should
8 stake out.

9 JOE IPPOLITO: Understood.

10 MEMBER GORDON: The deck, I mean, since the
11 deck is the visible addition.

12 JOE IPPOLITO: Well, no. It would be
13 actually the squaring off of the rear of the
14 building, that -- where the bathroom would -- the
15 deck would be visible, but I'll stake off all
16 points.

17 CHAIRMAN SALADINO: We're going to leave it
18 to you, and if we have a question at that time --

19 JOE IPPOLITO: Absolutely

20 CHAIRMAN SALADINO: -- we'll ask you about
21 it. So we'll see you back here at -- on July 18th
22 at 6 o'clock. We'll set the site visit for --
23 what's it going to be, guys?

24 MEMBER REARDON: 5:30.

25 CHAIRMAN SALADINO: 5:30, is that good for you?

1 MEMBER GORDON: Fine.

2 CHAIRMAN SALADINO: We'll be at your property
3 at 5:30, if that's okay with you.

4 JOE IPPOLITO: The day of the next hearing?

5 CHAIRMAN SALADINO: The day of the hearing.

6 JOE IPPOLITO: Perfect, perfect.

7 CHAIRMAN SALADINO: So we'll be there for the
8 site visit at 5:30, and so we'll see you at the
9 property before the hearing.

10 JOE IPPOLITO: Awesome, great.

11 CHAIRMAN SALADINO: Thank you.

12 JOE IPPOLITO: Thank you.

13 CHAIRMAN SALADINO: Okay. Moving on. I lost
14 my place here. *Item No. 4 is 535 Second Street.*
15 *This is a Motion to accept the application,*
16 *schedule a public hearing, and arrange a*
17 *site visit regarding the application of Andrew*
18 *Glassman. Applicant proposes to legitimize*
19 *pre-existing, non-conforming setbacks to the*
20 *existing home -- the existing home. The applicant*
21 *also proposes to build a 138 square foot*
22 *screened-in deck, requiring an additional variance.*

23 • *The plan shows a front-yard setback of*
24 *14 feet. This would require an area variance of 16 feet.*

25 • *The plan shows a side-yard setback of 1.8 feet.*

1 *This would require an area variance of 8.2 feet.*

2 • *The plan also shows a side-yard setback for*
3 *the proposed deck -- proposed deck of 7.7 feet.*

4 *This would require an area variance of 2.3 feet.*

5 *The property is located in the R-2 One- and*
6 *Two-Family Residential District and is not located*
7 *in the Historic District. The Suffolk -- Suffolk*
8 *County Tax Map Number is 1001-2-6-16.*

9 Is the applicant here? Name and address for
10 the Stenographer, please.

11 ANDREW GLASSMAN: Yes. I'm Andrew Glassman,
12 and the address is 535 Second Street.

13 So the concern with the setback of the house
14 and the addition, with the house, it was built in
15 1894, it has not moved, and there's been no
16 addition to it in that time, as far as I know. And
17 the idea of adding a screened in porch is to deal
18 with the annoyance and things caused by bugs, that
19 we would like to be able to have access to the
20 outside without being assailed by mosquitoes and
21 other creatures.

22 And we notes -- note that the area of the
23 porch is significantly less in its nonconformance
24 than the side of the house. That's why it's -- and
25 there, you see it's only 2.3, 2 feet 3 inches,

1 I guess.

2 And the -- you know, the house is very close
3 to the property line, but it is not uncommon in our
4 neighborhood. And a house of that age, I guess --
5 I guess it wasn't a concern about that. The
6 setbacks were not good. So we would like to
7 legitimize that nonconformity, and also get the
8 approval for the building of that porch.

9 CHAIRMAN SALADINO: Okay. Anybody, any
10 questions for Mr. Glassman? Dinni?

11 MEMBER GORDON: I have a question, which is
12 really for my education. On this second page,
13 which doesn't -- the old survey --

14 ANDREW GLASSMAN: Uh-huh.

15 MEMBER GORDON: -- it says about the house,
16 two story FR, which I assume means framed, and
17 OWLS. Do you know what that is?

18 ANDREW GLASSMAN: I do not. This is on the
19 old survey, you say?

20 MEMBER GORDON: Yes. Or OWLG. I was just
21 curious as to whether that provided information
22 about the material of the building.

23 ANDREW GLASSMAN: Where is that, on the --

24 MEMBER GORDON: Well, it's not very --

25 ANDREW GLASSMAN: Oh, I see it now. Yeah,

1 two-story FR, OWL --

2 MEMBER GORDON: And the FR I'm quite sure is
3 for frame, because --

4 ANDREW GLASSMAN: That sounds right.

5 MEMBER GORDON: -- it's also for the garage.

6 ANDREW GLASSMAN: Yeah.

7 MEMBER GORDON: No?

8 ANDREW GLASSMAN: I have no idea.

9 MEMBER GORDON: Okay. All right.

10 (Laughter)

11 MEMBER GORDON: It's not really very
12 important. I just thought --

13 CHAIRMAN SALADINO: Maybe the Building
14 Department knows what that means.

15 MR. BOLANOS: (Shook Head No)

16 MEMBER GORDON: Give you some land use
17 information I didn't have before.

18 CHAIRMAN SALADINO: In any event, it's not
19 going to -- unless it means --

20 MEMBER GORDON: No.

21 CHAIRMAN SALADINO: Unless it means
22 something.

23 MR. BOLANOS: It's actually the dwelling.

24 AUDIENCE MEMBER: Oh, it's dwelling.

25 ANDREW GLASSMAN: Oh, it's dwelling. It's

1 a D.

2 MEMBER GORDON: Oh, it's a D?

3 ANDREW GLASSMAN: Framed dwelling.

4 MR. BOLANOS: It's a D.

5 ANDREW GLASSMAN: Yes, yes, yes, you could
6 tell from reading this.

7 (Laughter)

8 MEMBER GORDON: Thank you, Alex.

9 CHAIRMAN SALADINO: You need a trained eye.

10 ANDREW GLASSMAN: Thank you, Mr. Bolanos.

11 CHAIRMAN SALADINO: You need a trained eye.

12 Jack, anything for this applicant?

13 MEMBER REARDON: On this most recent
14 rendering of the survey --

15 ANDREW GLASSMAN: Yeah.

16 MEMBER REARDON: -- is it -- the front of the
17 house that faces the street, are there -- is there
18 anything being added, or is it all preexisting
19 there?

20 ANDREW GLASSMAN: That's preexisting.

21 MEMBER REARDON: Okay. That's it.

22 ANDREW GLASSMAN: The only addition is the
23 screened in porch.

24 MEMBER REARDON: Right.

25 ANDREW GLASSMAN: Yeah.

1 MEMBER REARDON: Screened in porch, how is
2 it -- I don't have the details.

3 ANDREW GLASSMAN: Twelve feet by 11.8 feet.

4 MEMBER REARDON: Is it off the ground or --

5 ANDREW GLASSMAN: It will be 3 feet off the
6 ground.

7 MEMBER REARDON: Ah.

8 ANDREW GLASSMAN: At the same level as the --

9 MEMBER REARDON: So 3 feet off the ground
10 means there'll be a stairway door and a stairway
11 outside?

12 ANDREW GLASSMAN: Well, actually, we would
13 use the existing mud room, which is -- it's a small
14 detail in the existing house at the -- at the south
15 side as the entryway to the porch, it will be
16 connected. We'll have to take down the west side
17 wall of that mud room and create that as the entry
18 to the -- to the porch. So there won't be changes
19 there. But we might, we might want to move the
20 door -- the doorway to the -- at the back of the
21 house leading into the kitchen was set a little
22 askew on the stairs. We would like to adjust that
23 while we're working on that to make it -- kind of
24 straighten it.

25 CHAIRMAN SALADINO: But it won't affect the

1 footprint.

2 ANDREW GLASSMAN: It will not --

3 CHAIRMAN SALADINO: Okay.

4 ANDREW GLASSMAN: -- affect the footprint, no.

5 CHAIRMAN SALADINO: And the size is going to
6 remain the same, 138 square feet?

7 ANDREW GLASSMAN: Yes.

8 CHAIRMAN SALADINO: Okay.

9 ANDREW GLASSMAN: Yeah.

10 MEMBER REARDON: That's it. Thank you.

11 CHAIRMAN SALADINO: All right. Any other
12 questions?

13 MEMBER GORDON: (Shook Head No)

14 ANDREW GLASSMAN: Okay.

15 CHAIRMAN SALADINO: I'm going to make a
16 motion we accept this application. So moved.

17 MEMBER REARDON: Second.

18 CHAIRMAN SALADINO: All in favor?

19 MEMBER REARDON: Aye.

20 MEMBER GORDON: Aye.

21 CHAIRMAN SALADINO: And I'll vote aye. And
22 we'll set -- we'll set the public hearing for
23 July 18th at 6 o'clock. We set them all at
24 6 o'clock. And we're probably going to want to do
25 a site visit, I'm thinking. What time do we think

1 is --

2 MEMBER REARDON: 5 o'clock, or --

3 MEMBER GORDON: Or even 5:15. I mean, we're
4 only going from Second Street to West Street.

5 CHAIRMAN SALADINO: We go through this every
6 month.

7 (Laughter)

8 CHAIRMAN SALADINO: We debate the time. You
9 know, sometimes it's light out, sometimes it's dark
10 out, people have stuff to do. So we do this every
11 month, go through this every month.

12 ANDREW GLASSMAN: That's fine.

13 CHAIRMAN SALADINO: So what do you think,
14 5:15, 5:10? How about we compromise, we'll make it
15 5:10?

16 MEMBER GORDON: Okay.

17 MEMBER REARDON: 5:10 or later.

18 ANDREW GLASSMAN: We'll be there.

19 MEMBER REARDON: Very good.

20 ANDREW GLASSMAN: You're welcome to come.

21 CHAIRMAN SALADINO: So, like the last
22 applicant, all we would ask you to do is stake
23 out -- obviously, the side yard is the side yard
24 with the house, but we would just ask you to stake
25 out the new construction.

1 ANDREW GLASSMAN: Okay.

2 CHAIRMAN SALADINO: This way we could --

3 ANDREW GLASSMAN: You could see what the
4 dimensions will be.

5 CHAIRMAN SALADINO: -- you know get a visual
6 of what's happening.

7 ANDREW GLASSMAN: Very well.

8 CHAIRMAN SALADINO: Thank you.

9 ANDREW GLASSMAN: Thank you.

10 CHAIRMAN SALADINO: All right. This has got
11 to be a mistake, but the next item on our agenda is
12 420 -- 424 Second Street. *This is a Motion to*
13 *accept the application, schedule a public hearing,*
14 *and arrange a site visit regarding the application*
15 *of Monika Majewski on behalf of Divine Home LLC.*
16 *The Applicant proposes construction of a new*
17 *one-family, two-story house with a 1,281 sq. ft.*
18 *Footprint. Applicant also proposes construction*
19 *of a 16' x 28' pool.*

20 • *The plan shows a pool setback from property*
21 *line (North side) of 11.2 feet. This would require*
22 *an area variance of 8.8 feet.*

23 • *The plan also shows a pool setback from the*
24 *property line on the south side of 11 feet. This*
25 *would require an area variance of 9 feet.*

1 *The property is located in the R-2 (One- and*
2 *Two-Family Residential District), it's also located*
3 *in the Historic District. The Suffolk County Tax*
4 *Map Number is 1001-4-2-35.3.*

5 Is the applicant here?

6 MONIKA MAJEWSKI: Good evening.

7 MEMBER REARDON: Hi.

8 MONIKA MAJEWSKI: So I'm here to represent
9 the applicant for the property at 424 Second
10 Street. This is a vacant lot in R-2 zoning, and we
11 propose in a construction of two story
12 single-family home and an inground pool.

13 Initially, our proposal included 16-by-30
14 feet inground pool. However, after discussion with
15 the Building Department, we decided to modify the
16 dimensions of the pool to 16-by-28 in order to meet
17 their required lot coverage of 30%.

18 To accommodate the proposed pool, we're
19 requesting two side yard setbacks with SEQRA relief
20 of 8.8 feet on the north side and 9 feet on the
21 south side from 20 feet required. These setbacks
22 are necessary to ensure proper placement of the
23 pool within the property.

24 I would like to highlight that we're
25 proposing a saltwater pool, which offer numerous

1 benefits, including lower maintenance and more
2 environmentally friendly option.

3 Additionally, we are committed to addressing
4 any potential noise concerns associated with the
5 pool by installing a very quiet pool pump. The
6 pump operates at a noise level of only 45 decibels
7 in a low setting, which is like comparing to a
8 refrigerator noise, which is significantly quieter
9 compared to the traditional pumps that can reach
10 over 80 decibels or higher.

11 I'm not sure. The denial was amended twice
12 as far as the house front yard setbacks, and Alex
13 said that we don't -- we're okay with the front,
14 right?

15 MR. BOLANOS: (Nodded Yes)

16 MONIKA MAJEWSKI: Okay. So --

17 CHAIRMAN SALADINO: I didn't here the -- I'm
18 sorry, I didn't hear the question.

19 MONIKA MAJEWSKI: Initially, we also asked
20 for relief for the front yard for the house, but
21 then that was amended. So I guess we're okay with
22 the frontage of the house?

23 CHAIRMAN SALADINO: The Village has a -- has
24 a portion in their code that --

25 MONIKA MAJEWSKI: Okay.

1 CHAIRMAN SALADINO: -- it's the average of
2 the --

3 MONIKA MAJEWSKI: Of what's in there?

4 CHAIRMAN SALADINO: -- two houses on either
5 side within 200 feet.

6 MONIKA MAJEWSKI: Okay.

7 CHAIRMAN SALADINO: So I'm positive --

8 MR. BOLANOS: We -- yeah.

9 CHAIRMAN SALADINO: -- the Building Inspector
10 went, he measured the houses on either side, on the
11 same side of the street --

12 MONIKA MAJEWSKI: Okay.

13 CHAIRMAN SALADINO: -- within 200 feet. He
14 took that average, and your setback, I'm
15 guessing --

16 MR. BOLANOS: Yes.

17 CHAIRMAN SALADINO: -- conformed.

18 MR. BOLANOS: Yeah.

19 CHAIRMAN SALADINO: So you got a break.

20 MONIKA MAJEWSKI: Okay, good. So I just
21 wanted to mention that the neighbor at 426 has a
22 pool. That was, I think, built 2019. I was trying
23 to find the records, but I really couldn't. It's
24 about a similar size. And there's like two others
25 that I found on the same street, if that makes any

1 difference. But --

2 CHAIRMAN SALADINO: Do you know -- I'm not
3 sure where 426 is.

4 MONIKA MAJEWSKI: It's right next door.

5 CHAIRMAN SALADINO: Is it north or south of
6 the property?

7 MONIKA MAJEWSKI: North.

8 CHAIRMAN SALADINO: So it's north of the
9 property?

10 MONIKA MAJEWSKI: Uh-huh.

11 CHAIRMAN SALADINO: Do you know if it's an
12 undersized lot?

13 MONIKA MAJEWSKI: Similar size lot, yeah,
14 they're all similar.

15 CHAIRMAN SALADINO: Less than 7500 square
16 feet?

17 MONIKA MAJEWSKI: Yes.

18 CHAIRMAN SALADINO: Are the other pools that
19 you mentioned also that big?

20 MONIKA MAJEWSKI: I do have sizes. Hold on a
21 second.

22 CHAIRMAN SALADINO: Right now -- I'm sure if
23 you have that information for us, we're going to
24 have a public hearing. I'm sure if you have the
25 information for us, we'll listen to it then.

1 MONIKA MAJEWSKI: Yeah. 426 is 6,969 square
2 feet, and it's 30-by-16 inground pool, and that's
3 right next door on the north side.

4 CHAIRMAN SALADINO: Just one more question,
5 if I could.

6 MEMBER GORDON: Sure.

7 CHAIRMAN SALADINO: One more question. I'm
8 looking at your plans here and the edge of the
9 pool, you have the edge of the pool 10 feet from
10 the back of the house. Could you -- could you --
11 could you describe that I see on this survey, could
12 you -- this site plan. Could you describe the
13 landing for me that's on the east side of the house
14 between the pool and the house? What is that
15 landing?

16 MONIKA MAJEWSKI: Oh, I'm assuming that's
17 just like a step-up, but like a -- not a deck, but
18 like -- what is it, like a walkout?

19 CHAIRMAN SALADINO: It's not elevated?

20 MONIKA MAJEWSKI: No.

21 CHAIRMAN SALADINO: Because I see a dimension
22 for lot coverage for the landing. Is it
23 impervious? If it's going to go towards lot
24 coverage --

25 MONIKA MAJEWSKI: I mean, he calculated at 30%.

1 CHAIRMAN SALADINO: No, that's not the
2 concern. You can't have an accessory -- you can't
3 have an accessory structure, which a pool is --

4 MONIKA MAJEWSKI: Uh-huh.

5 CHAIRMAN SALADINO: -- closer than 10 feet to
6 the house.

7 MONIKA MAJEWSKI: I will clarify what the
8 landing is exactly. Would that help?

9 CHAIRMAN SALADINO: Yes.

10 MONIKA MAJEWSKI: For the next -- yeah.

11 CHAIRMAN SALADINO: For the next time.

12 MONIKA MAJEWSKI: Yeah.

13 CHAIRMAN SALADINO: We're not going to hold
14 the application up. So that would -- just right
15 now, that would be one of my concerns.

16 MEMBER GORDON: Isn't -- isn't this an
17 indication that it's 10 feet there?

18 CHAIRMAN SALADINO: To that house.

19 MEMBER GORDON: It's much less than that to
20 the landing.

21 CHAIRMAN SALADINO: Yes. And so we're going
22 to decide --

23 MONIKA MAJEWSKI: Yeah, we're --

24 CHAIRMAN SALADINO: She's going to classify
25 what the landing is for us, which is -- we're all

1 thinking. Jack, anything?

2 MEMBER REARDON: Can you tell me again why
3 you dropped the pool size from 30 to 28 feet?

4 MONIKA MAJEWSKI: To stay within 30%. We
5 didn't ask for too much.

6 CHAIRMAN SALADINO: It was 30 1/2 --

7 MONIKA MAJEWSKI: It's give and take, right?

8 CHAIRMAN SALADINO: -- of the lot coverage.

9 MEMBER REARDON: So you're looking to
10 maximize the pool, not looking to make it maybe the
11 exact same size as the house?

12 MONIKA MAJEWSKI: Well, that's what it was,
13 but, you know, except, you know, the builders, the
14 owner, whoever's, you know, going to live there or
15 sell it, or whatever they're going to do, they just
16 want to, you know, again, give -- you know, said it
17 doesn't have to be 30%. We'll do it 28, you know,
18 to stay within the 30%, because I know that was an
19 issue with the 30.6% --

20 MEMBER REARDON: Right.

21 MONIKA MAJEWSKI: -- lot coverage.

22 CHAIRMAN SALADINO: Well, it would have been
23 added relief.

24 MONIKA MAJEWSKI: Right.

25 CHAIRMAN SALADINO: You know, the fact that

1 you and the Building Department worked it out --

2 MONIKA MAJEWSKI: Right.

3 CHAIRMAN SALADINO: -- that there's one less
4 variance takes it off our plate, which is okay
5 with us.

6 MEMBER REARDON: Thank you.

7 CHAIRMAN SALADINO: Dinni, anything else,
8 question?

9 MEMBER GORDON: Is the LLC you, meaning --

10 MONIKA MAJEWSKI: No, no, I'm just the
11 expediter.

12 MEMBER GORDON: You're just the expediter.

13 MONIKA MAJEWSKI: Yeah. He lives in the
14 City, so.

15 MEMBER GORDON: So there -- we usually want
16 an authorization, you know.

17 MONIKA MAJEWSKI: There is one in -- there
18 was one.

19 CHAIRMAN SALADINO: And I also, just to
20 answer your --

21 MEMBER GORDON: Did you see?

22 CHAIRMAN SALADINO: Just to answer your
23 question, I believe I read someplace in either the
24 abstract, or the affidavit, or the submission about
25 the LLC that it's a single-person LLC.

1 MONIKA MAJEWSKI: Yeah, yes.

2 CHAIRMAN SALADINO: So if it's a
3 single-person LLC, we -- just to explain, you know,
4 we like to know the members of the LLC for our
5 benefit, if perhaps we know someone, this way
6 there's no conflict of interest.

7 MONIKA MAJEWSKI: Uh-huh.

8 CHAIRMAN SALADINO: But if it's a
9 single-member LLC, and none of us know that
10 particular member, then it's -- then we're not
11 concerned about a conflict. Does that answer --

12 MEMBER GORDON: Uh-huh. It's just that
13 usually we have an authorization sheet.

14 MR. NOONE: I believe there was one.

15 MONIKA MAJEWSKI: There was one.

16 CHAIRMAN SALADINO: I thought I saw one, too,
17 Dinni.

18 MR. NOONE: Yeah, I'm almost positive that
19 she had an authorization.

20 MEMBER GORDON: Well, maybe --

21 CHAIRMAN SALADINO: Allowing you to be the
22 representative.

23 MONIKA MAJEWSKI: Yeah, yeah, I'm -- I
24 usually -- yeah, I'm good at that.

25 CHAIRMAN SALADINO: But if we don't have it,

1 if we don't have it right at this moment, we'll
2 just ask you to bring it to the next time you come.

3 MEMBER GORDON: I definitely don't have it.
4 I have an affidavit for signature, but that's not
5 what we're talking about.

6 CHAIRMAN SALADINO: I had thought I saw it,
7 but, again, we're not going to hold this
8 application up, unless the Board votes that we
9 should hold this up.

10 (Laughter)

11 MEMBER GORDON: I have a question. You said
12 that the neighbor to the north has a swimming pool
13 also, and it was built in 2018 and you couldn't --

14 MONIKA MAJEWSKI: 2019.

15 MEMBER GORDON: And you couldn't find the
16 record?

17 MONIKA MAJEWSKI: No. I guess I started -- I
18 FOILED it, but I guess I did it too late. So I did
19 my own research on Google Maps and stuff.

20 CHAIRMAN SALADINO: So are you saying there's
21 no record at Village Hall for a building permit for
22 the swimming pool.

23 MONIKA MAJEWSKI: There was, but I was only
24 able to go through minutes from this meeting. It
25 was in 2019, November, I believe, 2019. So that's

1 how I know the size of the pool was 18-by-30.

2 CHAIRMAN SALADINO: Zoning Board minutes?

3 MONIKA MAJEWSKI: Uh-huh.

4 MEMBER GORDON: Well, that's good information
5 for us, because we're trying to keep better
6 records. The records of 20 and 30 years ago --

7 MONIKA MAJEWSKI: It gets better as it gets,
8 you know, closer to now, these days.

9 CHAIRMAN SALADINO: And the reason is --

10 MR. NOONE: And through the -- no fault to
11 the applicants, Village Hall is very behind in
12 FOILs, we're inundated with FOILs. Everybody
13 FOILs, loves to FOIL.

14 CHAIRMAN SALADINO: Okay.

15 MONIKA MAJEWSKI: Southold Town, what they
16 did, they have record online and you can just
17 Google anybody and anything, so.

18 CHAIRMAN SALADINO: Well, perhaps --

19 MONIKA MAJEWSKI: That's why.

20 CHAIRMAN SALADINO: Our meeting, our meeting
21 is Thursday at 6 p.m. The Village Board meets on
22 Thursday evenings at 6 p.m. You could come on
23 Thursday evening at 6 p.m., make that suggestion,
24 and this way, perhaps, perhaps you carry more
25 weight than we do. I don't see the affidavit, but

1 I thought --

2 MEMBER GORDON: No, the affidavit is there.

3 There isn't --

4 CHAIRMAN SALADINO: The consent form.

5 MEMBER GORDON: Right.

6 CHAIRMAN SALADINO: I apologize, that's what
7 I meant. I thought I saw it, but I guess I don't.
8 If you could just --

9 MONIKA MAJEWSKI: I will bring, you know,
10 yeah.

11 CHAIRMAN SALADINO: If you could just bring
12 one for the next month.

13 MR. NOONE: Or if you could provide one in
14 advance --

15 CHAIRMAN SALADINO: Oh, that would -- that
16 would even better.

17 MR. NOONE: -- so that I could give them hard
18 copies of that. And what else were we looking for
19 besides the affidavit?

20 MONIKA MAJEWSKI: Just the --

21 MR. NOONE: The names of the -- names of the
22 LLC, the members of the LLC.

23 CHAIRMAN SALADINO: No, it's a single person
24 LLC.

25 MR. NOONE: Okay, all right.

1 MEMBER GORDON: It was just the authorization.

2 MR. NOONE: Okay.

3 MEMBER REARDON: That's here. The LLC stuff
4 is here.

5 CHAIRMAN SALADINO: Yeah. So I'm going to
6 make a motion that we accept this application. So
7 moved.

8 MEMBER GORDON: Second.

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER REARDON: Aye.

11 CHAIRMAN SALADINO: And I'll -- and I'll vote --
12 Dinni?

13 MEMBER GORDON: Aye.

14 CHAIRMAN SALADINO: And I'll vote aye.

15 We'll set the public hearing for July 18th.
16 It will be about 6 o'clock. It will be here.
17 We'll do the site visit. This one might take an
18 extra couple of minutes, a lot of stuff going on
19 here. So we'll ask you to -- we're going to set a
20 time. We'll -- but before we set the time, I just
21 want to let you -- we're going to ask you to stake
22 the property out where the house is, where the pool
23 is. This way we get a visual of what's happening
24 there. What time do we think, folks? The other
25 one is what, 5:10, 5:15?

1 MEMBER GORDON: Yeah, 4:45?

2 CHAIRMAN SALADINO: What time did we set that
3 other one?

4 MR. BOLANOS: 5:10 and 5:30.

5 MR. NOONE: 5:10 and 5:30.

6 CHAIRMAN SALADINO: So 5:30. So we're going
7 to need 20 minutes for this application?

8 MEMBER REARDON: Okay. Probably at least.

9 CHAIRMAN SALADINO: So how about 4:45?

10 MONIKA MAJEWSKI: Okay.

11 CHAIRMAN SALADINO: At the property.

12 MONIKA MAJEWSKI: And someone needs to be
13 there?

14 CHAIRMAN SALADINO: I'm sorry?

15 MONIKA MAJEWSKI: Someone needs to be there
16 to meet you?

17 CHAIRMAN SALADINO: I didn't hear you.

18 MEMBER GORDON: Yes.

19 CHAIRMAN SALADINO: What did she say?

20 MEMBER GORDON: Someone needs to be there.
21 She was asking.

22 CHAIRMAN SALADINO: If you want.

23 MEMBER GORDON: Yes, yes.

24 CHAIRMAN SALADINO: We're going to show up.

25 MEMBER GORDON: Well, no, someone --

1 (Laughter)

2 MEMBER GORDON: Someone needs to be there.

3 MONIKA MAJEWSKI: So I have a question
4 regarding the pool. Should we propose a dry well
5 for the pool before the next meeting?

6 CHAIRMAN SALADINO: The pool, the pool, it's
7 a question -- it's a question for the Building
8 Department, but we can kind of address it now.

9 MEMBER REARDON: What was the question?

10 MONIKA MAJEWSKI: A dry well for the pool,
11 because I know that came up in the minutes.

12 CHAIRMAN SALADINO: Normally we would request
13 a dry well for the pool to -- if you -- the code,
14 in our Village, the code says if you dewater the
15 pool, and if you dechlorinate the pool and then you
16 dewater the pool, if the water doesn't run off onto
17 your neighbor's property and stuff, that's okay,
18 but normally that doesn't happen. You can't take
19 10,000 gallons out of a pool and it's not going to
20 run off on your neighbor's property. So we
21 normally require a dry well to the pool for
22 backwashing, for clean-out, for draining.

23 MEMBER GORDON: Is it significant that this
24 will be a saltwater pool?

25 CHAIRMAN SALADINO: Not to me.

1 MR. BOLANOS: Well, normally we take care of
2 that at the plan review when we send out a building
3 permit review letter. So we'll address, you know,
4 the stormwater runoff, rebar. And so we'll get
5 into the structure once you submit the actual
6 building plans. Right now, everything is pretty
7 much preliminary, just to get in front of the
8 Zoning, then we'll analyze --

9 MONIKA MAJEWSKI: Okay.

10 MR. BOLANOS: -- the building itself and the
11 structure.

12 MONIKA MAJEWSKI: Thank you.

13 CHAIRMAN SALADINO: And the other, the other
14 thing is, unless I'm missing it, because I have bad
15 eyesight and these -- this is very small print,
16 we're going to need to see the -- where the
17 mechanicals.

18 MONIKA MAJEWSKI: Yeah.

19 CHAIRMAN SALADINO: Is it on this site plan?

20 MONIKA MAJEWSKI: We're going to put it in
21 the --

22 MEMBER REARDON: No, it's not.

23 MONIKA MAJEWSKI: -- back corner on the north
24 side, because that's where the neighbor's
25 mechanical is.

1 CHAIRMAN SALADINO: We're going to need to
2 see it. We're going to need to see that --

3 MONIKA MAJEWSKI: Okay.

4 CHAIRMAN SALADINO: -- and the dimensions
5 of it.

6 MONIKA MAJEWSKI: Okay.

7 CHAIRMAN SALADINO: And, also, if it's going
8 to be enclosed, and what the footings are, because
9 if it becomes a structure, then it's going to
10 affect lot coverage.

11 MONIKA MAJEWSKI: Okay.

12 MR. BOLANOS: (Nodded Yes)

13 CHAIRMAN SALADINO: So if we could -- if we
14 could just add that to your -- to your site plan
15 here, and let us give it to them, and this way
16 we'll get it to them for the next meeting, okay?

17 MONIKA MAJEWSKI: Okay.

18 CHAIRMAN SALADINO: So we did that. Refresh
19 my memory. We did that, we set the time of the
20 meeting, the public hearing, and the site plan is
21 4:45, and that will be on July 18th. And there --
22 whatever we asked for, you'll give that to the
23 Building Department, and they'll see that we get
24 it. Okay? Is that it? Anybody else, any
25 questions?

1 MEMBER REARDON: No, that was good.

2 CHAIRMAN SALADINO: Dinni, no?

3 MEMBER GORDON: (Shook Head No)

4 MONIKA MAJEWSKI: Thank you.

5 CHAIRMAN SALADINO: Thank you so much.

6 *Item No. 5 is any other Zoning Board of*
7 *Appeals business that might properly come before*
8 *this Board. This is your shot for -- I have a*
9 *question, but this is the shot for the public.*
10 *Anybody got a question? I'd be glad to answer it.*

11 (No Response)

12 CHAIRMAN SALADINO: If not, it was brought --
13 this is for our Clerk. It was brought to my
14 attention that a portion of our code says that all
15 our applications -- we've never done it except for
16 a serious application. All our applications has to
17 be forwarded by our Clerk to the Clerk of the
18 Planning Board. I assume for him, whoever that
19 Clerk is --

20 MEMBER GORDON: Or her.

21 CHAIRMAN SALADINO: It's my -- whoever that
22 Clerk is --

23 MEMBER GORDON: No, but for the general --

24 CHAIRMAN SALADINO: To forward it to the
25 Planning Board.

1 MR. NOONE: The Chairperson?

2 CHAIRMAN SALADINO: It doesn't specify, the
3 code doesn't specify. It was pointed out to me
4 that our applications haven't -- it hasn't been
5 done in the past, but our applications should be
6 forwarded to them for them to have the option of
7 commenting. If it was -- usually, in the past, I
8 can only remember it happening twice in the past,
9 in the time that I'm on the Zoning Board, and it
10 was for a crazy application, and it was for a
11 hotel, also. So -- but it was pointed out to me
12 that all applications should be forwarded to the
13 Planning Board for comment by the Planning Board,
14 advisory comment.

15 MR. NOONE: So is that to all members of the
16 Planning Board, or just the Chairperson?

17 CHAIRMAN SALADINO: I can -- I haven't --

18 MR. NOONE: Because then I'll need to ask for
19 10 full copies of the -- of the application.

20 CHAIRMAN SALADINO: I have the big book right
21 here.

22 MR. NOONE: Okay.

23 CHAIRMAN SALADINO: I have the code book
24 here, and I believe it's probably 150-30-something,
25 and we can read it together and know exactly. So

1 you could -- you could let their Clerk know
2 what's -- what -- if we want to take the time to do
3 this now, we'll do it.

4 150-20 -- 27. "Prior to the date of any
5 public hearing, the Secretary of the Board of
6 Appeals," you, "shall transmit to the Secretary of
7 the Planning Board," I'm sure you can get the name
8 from Village Hall who that is, "transmit to the
9 Secretary of the Planning Board a copy of any
10 appeal or application, together with a copy of the
11 notice of such hearing. The Planning Board may
12 submit to the Board of Appeals an advisory opinion
13 on said appeal or application at any time prior to
14 the rendering of a decision by the Board of
15 Appeals." So that would be Chapter 150-27(G).

16 MEMBER GORDON: Well, that suggests you don't
17 have to make 10 copies, it's from one Secretary to
18 the other, and then they can decide whether
19 everybody needs documentation or not.

20 CHAIRMAN SALADINO: Or we can continue to do
21 business as usual. I just -- it was pointed out to
22 me that -- and I'm just pointing it out to, I'm
23 guessing, the members of this Board.

24 I had the agenda here. Anybody else? Jack,
25 do you got something?

1 MEMBER REARDON: No.

2 CHAIRMAN SALADINO: Dinni, do you got
3 something --

4 MEMBER GORDON: No.

5 CHAIRMAN SALADINO: -- that you want to whine
6 about, complain about --

7 MEMBER GORDON: No.

8 CHAIRMAN SALADINO: -- yell at me about,
9 anything?

10 MEMBER GORDON: No.

11 CHAIRMAN SALADINO: Okay. *Item No. 6 is a*
12 *motion to adjourn. So moved.*

13 MEMBER REARDON: I'll second that.

14 CHAIRMAN SALADINO: All in favor.

15 MEMBER GORDON: Aye.

16 CHAIRMAN SALADINO: And I'll vote aye.

17 Thank you, folks, thanks for coming. Jay,
18 roll the credits.

19 (The Meeting was Adjourned at 6:47 p.m.)
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