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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA
-----x

February 28, 2024
Third Street Fire Station
5:00 p.m.

Before:

- JANE RATSEY-WILLIAMS - CHAIRPERSON
- DENNIS MCMAHON - MEMBER
- FRANK DEGEN - MEMBER
- ROSELLE BORRELLI - MEMBER
- JANICE CLAUDIO - MEMBER

ALSO PRESENT:

- MICHAEL NOONE - CLERK TO THE BOARD

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1 CHAIR RATSEY-WILLIAMS: Good evening, it's
2 5:00 p.m.

3 My name is Jane Ratsey-Williams and as Chair
4 I welcome you to the February 28th, 2024, meeting of
5 the Historic Preservation Commission at the Station
6 One Firehouse.

7 Will the other members please introduce
8 themselves.

9 MEMBER CLAUDIO: My name is Janice Claudio.

10 MEMBER BORRELLI: Roselle Borrelli.

11 MEMBER MCMAHON: Dennis McMahan.

12 MEMBER DEGEN: Frank Degen.

13 CHAIR RATSEY-WILLIAMS: Thank you. We have a
14 quorum.

15 Item No. 1, motion to accept and approve the
16 Minutes of the December 21st, 2023 regular meeting,
17 noting there was no January meeting.

18 Do I have a second?

19 MEMBER DEGEN: Second.

20 CHAIR RATSEY-WILLIAMS: All those in favor?
21 Aye.

22 MEMBER MCMAHON: Aye.

23 MEMBER DEGEN: Aye.

24 MEMBER BORRELLI: Aye.

25 MEMBER CLAUDIO: Aye.

1 CHAIR RATSEY-WILLIAMS: Motion carries.

2 Item No. 2, motion to schedule the next
3 Historic Preservation Commission meeting at 5:00
4 p.m., Thursday, March 21st, 2024, at the Station One
5 Firehouse.

6 Do I have a second?

7 MEMBER DEGEN: Second.

8 CHAIR RATSEY-WILLIAMS: All those in favor?

9 MEMBER MCMAHON: Aye.

10 MEMBER DEGEN: Aye.

11 MEMBER BORRELLI: Aye.

12 MEMBER CLAUDIO: Aye.

13 CHAIR RATSEY-WILLIAMS: None opposed. Motion
14 carries. Thank you.

15 Item No. 3, Application for 210 Main Street,
16 SCTM# 1001-4-10-13.

17 Is there someone present here to represent
18 this application?

19 Would you give your name and address please
20 into the microphone. Thank you.

21 MR. BENITEZ: How are you doing. My name is
22 Luis Benitez, I am from RW Mulligan, the roofing
23 company that is going to be doing the project.

24 CHAIR RATSEY-WILLIAMS: Thank you. Would you
25 explain --

1 MR. BENITEZ: All right, so it's a pretty
2 basic project. We are going to tear off the old
3 roof that they have now and we are going to be
4 redoing it with Timberline HDZs in the same existing
5 color, which is slate, and also the flat-roof
6 sections that they have, the crickets, they have
7 torched them at the moment and we'll be ripping them
8 off and we'll be doing them in black EPDM rubber,
9 and also we'll be replacing the gutters that they
10 currently have, which is five-inch, we'll be doing
11 it six-inch, same exact style, and the reason why is
12 because what they have now, they are getting
13 overflow and they are getting water into their
14 basement, so they need something a little bigger to
15 prevent that from happening.

16 CHAIR RATSEY-WILLIAMS: To slow it down.

17 MR. BENITEZ: Correct.

18 CHAIR RATSEY-WILLIAMS: These are K, I
19 imagine.

20 MR. BENITEZ: Correct. K-style.

21 CHAIR RATSEY-WILLIAMS: Are there any
22 questions? It seems pretty straightforward.

23 MR. BENITEZ: Yes, pretty straightforward,
24 keeping it all the same color as they have now, yes.

25 CHAIR RATSEY-WILLIAMS: Dennis, do you have

1 any --

2 MEMBER MCMAHON: All set. Nope.

3 CHAIR RATSEY-WILLIAMS: Okay, thank you.

4 I would like to note our Commission is only
5 voting on the work described in your February 9th,
6 2024 application. Any other changes or new projects
7 that you wish to make, you'll have to come back in
8 front of the HPC again. I hope that's clear.

9 MR. BENITEZ: Yes, ma'am.

10 CHAIR RATSEY-WILLIAMS: Thank you. I make a
11 motion to approve this application and issue a
12 certificate of appropriateness as the application is
13 in keeping with the criteria in Greenport Village
14 Code 76-7.

15 Do I have a second?

16 MEMBER MCMAHON: Second.

17 CHAIR RATSEY-WILLIAMS: All those in favor?

18 Aye.

19 MEMBER MCMAHON: Aye.

20 MEMBER DEGEN: Aye.

21 MEMBER BORRELLI: Aye.

22 MEMBER CLAUDIO: Aye.

23 CHAIR RATSEY-WILLIAMS: Any opposed?

24 (No response).

25 Motion carries. Thank you. Don't reach out,

1 we'll contact you when your certificate of
2 appropriateness is ready.

3 MR. BENITEZ: Perfect. Thank you, very much.
4 Good afternoon.

5 CHAIR RATSEY-WILLIAMS: Agenda Item No. 4,
6 Application for Hommel Plumbing & Heating Supply
7 Company, 401 Main. SCTM# 1001-4-7-10.

8 Thank you. Would you please introduce
9 yourself to the Board.

10 MS. PROTSIUK: Yes. My name is Dariia and I'm
11 owner of the sign company. I am going to create the
12 sign for the Hommel. And I have Howard with me here
13 today, the owner of the Hommel Plumbing & Heating
14 Supply.

15 CHAIR RATSEY-WILLIAMS: The new owner,
16 correct?

17 MR. SILVERMAN: Yes.

18 MS. PROTSIUK: I'm pretty sure you guys have
19 copies of the sign that we are creating.

20 CHAIR RATSEY-WILLIAMS: It's in our packets.
21 We have the presentation. Thank you.

22 MS. PROTSIUK: Yes, exactly. Thank you. So
23 this is how it's going to look like, which is
24 actually what we doing, also brought the materials
25 for you so you can take a look.

1 We would like to re-create the sign how it
2 used to look 50 years ago. We also have copies for
3 everybody so you can take a look.

4 CHAIR RATSEY-WILLIAMS: Thank you, I
5 researched and actually --

6 MS. PROTSIUK: Oh, you did?

7 CHAIR RATSEY-WILLIAMS: Yes.

8 MS. PROTSIUK: How sweet.

9 CHAIR RATSEY-WILLIAMS: Yes, thank you. When I
10 heard this was coming up, I was hoping that the font
11 would reflect the age of the business, so, this
12 business is from 1938.

13 MS. PROTSIUK: Yes. And meaning a lot for the
14 community, I would say, the place that is here.

15 Also I brought the material that we are going
16 to use for the sign, which is a PVC. It's different
17 thickness, but all these we are going to use
18 thinner, and the bigger piece thicker.

19 CHAIR RATSEY-WILLIAMS: Yes, it will be in
20 relief, so --

21 MS. PROTSIUK: Yes, and be mounted to the
22 wall.

23 CHAIR RATSEY-WILLIAMS: Wonderful. And I like
24 how "Hommel" is centered on the red sign there and
25 much nicer than the current one right now.

1 MS. PROSIUK: Exactly, yes.

2 CHAIR RATSEY-WILLIAMS: Thank you, personally,
3 I think it's a great improvement.

4 MS. PROSIUK: Thank you.

5 CHAIR RATSEY-WILLIAMS: Anyone else?

6 MR. SILVERMAN: The old Hommel is back.

7 CHAIR RATSEY-WILLIAMS: The old Hommel is
8 back, yes.

9 Does anyone have any questions?

10 (Negative response).

11 MEMBER CLAUDIO: It's a good sign.

12 CHAIR RATSEY-WILLIAMS: It is a good sign,
13 yes. Thank you.

14 I would like to note our Commission is only
15 voting on the work described in your application of
16 February 9th. Any other changes or new projects you
17 would like to make, you will please have to come
18 back before the Board. Is that clear?

19 MS. PROSIUK: Yes.

20 CHAIR RATSEY-WILLIAMS: Perfect. Thank you. I
21 make a motion to approve the application and issue a
22 certificate of appropriateness, as the application
23 is in keeping with the criteria of Greenport Village
24 Code 76-7. Do I have a second?

25 MEMBER MCMAHON: Second.

1 CHAIR RATSEY-WILLIAMS: All those in favor?

2 Aye.

3 MEMBER MCMAHON: Aye.

4 MEMBER DEGEN: Aye.

5 MEMBER BORRELLI: Aye.

6 MEMBER CLAUDIO: Aye.

7 CHAIR RATSEY-WILLIAMS: Any opposed?

8 (No response).

9 Motion carries. Thank you.

10 MS. PROSIUK: Thank you.

11 CHAIR RATSEY-WILLIAMS: Village Hall will
12 contact you when your certificate of appropriateness
13 is ready. Thank you, for joining us.

14 MS. PROSIUK: Thank you. Appreciate it. Thank
15 you, so much.

16 CHAIR RATSEY-WILLIAMS: This is Item No. 5, a
17 preliminary discussion, not an application, for a
18 hotel at 200 Main Street, SCTM# 1001-4-10-16.

19 Thank you. Would you please step up to the
20 microphone and give your name and address.

21 MR. BADALAMENTI: Good afternoon, Ms.
22 Chairwoman, Commissioners, I'm Alex Badalamenti, I'm
23 the President of BLD Architects, 31 West Main
24 Street, Patchogue, New York. We are the architects
25 of record for the project.

1 Our partners are Elizabeth Roberts, she is
2 the design architect, and I'll let Elizabeth give
3 her address.

4 MS. ROBERTS: Hello. Elizabeth Roberts, my
5 practice is at 168 7th Street in Brooklyn, New York.

6 MR. BADALAMENTI: We are also joined by Eric
7 Warner and Mark Boyle. They are the developers and
8 partnering. Eric and Mark own the property. They
9 also, Eric owns the Harbor Front Hotel and also the
10 Soundview Inn, which we were the architects with
11 Eric on the Soundview property.

12 And Elizabeth, I want to mention, is not only
13 the design architect but she also has a Masters in
14 Historic Preservation from Columbia, so she was
15 brought on the team really to help us with the
16 esthetics of the project.

17 MS. ROBERTS: Maybe I'll say a few words.

18 MR. BADALAMENTI: Sure.

19 CHAIR RATSEY-WILLIAMS: Thank you. May I just
20 insert something here. Before walking us through
21 your presentation, it should be noted for the record
22 that this is not an application right now before our
23 Board but as a courtesy to preliminary discussions
24 with our Planning Board and other Boards.

25 So note our comments tonight are not

1 binding, and they are only the views of what you get
2 from this Commission this evening.

3 MS. ROBERTS: Wonderful.

4 CHAIR RATSEY-WILLIAMS: Thank you. Is that
5 clear?

6 MR. BADALAMENTI: Yes.

7 MS. ROBERTS: Yes. Thank you.

8 CHAIR RATSEY-WILLIAMS: All right, you may
9 proceed with your presentation.

10 MS. ROBERTS: Certainly. I just wanted to
11 mention that I have a background in Historic
12 Preservation. I would not call myself an historic
13 preservationist, but I do work with landmark
14 preservation in New York City all the time, and I
15 sit on the Historic Preservation Commission Board of
16 Bellport village, and I have done so for seven
17 years.

18 CHAIR RATSEY-WILLIAMS: Are you from Bellport,
19 that area, or --

20 MS. ROBERTS: Yes, I live in Bellport.

21 CHAIR RATSEY-WILLIAMS: Thank you.

22 MR. BADALAMENTI: So we appreciate, we are
23 actually excited to have this conversation with this
24 Board. We want to engage in conversation about the
25 appropriateness of this design and this project,

1 because we are at the right juncture right now.

2 We've spent, as you are aware, a lot of time
3 with the Planning Board talking about traffic
4 involved in zoning.

5 Just as a recap, we are in the CR zone, the
6 property is 50'x163', so approximately a little over
7 8,000 square feet. We have a lot coverage of 40%
8 allowed. We are planning to go to the BZA for two
9 relaxations; one is for lot coverage, we are hoping
10 to increase it by about 15%.

11 CHAIR RATSEY-WILLIAMS: 18% or something --

12 MR. BADALAMENTI: It's minor. It's di minims.
13 And the other is for relaxation on parking, which
14 has been a large part of the conversation to date.

15 But the Zoning allows for a 35-foot height.
16 We are compliant with the 35-foot height. We are a
17 two-story building. We have the new zoning code that
18 was put in place. We are compliant, I believe, with
19 everything in the current zoning code.

20 We are proposing, if I would, an 18-room
21 inn, which has a liner building along Main Street,
22 which is a gallery. And Elizabeth will get into the
23 materials and the scale of the building. But we
24 think that this building draws upon the Village, the
25 history of the Village, and also both its retail

1 corridor and also its industrial corridor.

2 So we added a new package to you, there's a
3 couple of little updates on the elevations that we
4 refined for the meeting, I should say Elizabeth
5 refined for the meeting.

6 We also included some historical context of
7 this site. There has been, as you are probably
8 aware, a lot of conversation about the gardens in
9 the front. We consider the gardens recent history,
10 not original history for the project.

11 Going back to 1873, it was Capt. William
12 Brown's shipyard, and he had a retail store there.
13 The building did occupy the corner of the lot which
14 we are occupying.

15 Later, up until 1950, I believe, the entire
16 section of Main Street, all the way to the corner of
17 Front Street, was built out, and all of those
18 buildings did align, so we've included those as
19 well.

20 It was only when that building burned down,
21 I think some time in the '50s or '60s, that the
22 laundromat was built, and that area that is now
23 plantings was the parking for the laundromat.

24 So, as I said, it's recent history, we
25 personally don't think it's the appropriate context

1 for the pedestrian street, but I'll let Elizabeth
2 talk about the architectural merits that we've
3 presented to you.

4 CHAIR RATSEY-WILLIAMS: It was actually a car
5 wash at one time also.

6 MS. ROBERTS: Was it really? Wow.

7 I'll just add -- thank you, you've captured
8 most of the details -- but I wanted to add from my
9 perspective as the design architect and someone who
10 loves historic architecture, and I really appreciate
11 what you do, and the Village, what you've so far
12 preserved and will continue to do.

13 The goal was to create a Main Street
14 building, to create a storefront that was aligned
15 and informed by the historic storefronts that are
16 there currently and that were there previously. And
17 yet the site is a long one, and it kind of bridges
18 Carpenter and Main Street, and the use on Carpenter,
19 the sail lots, the industrial buildings back there.
20 I think it's an opportunity to bring both building
21 types on to the site.

22 So the front building is responding obviously
23 to the Main Street architecture and the rear
24 building is responding to the buildings on Carpenter
25 Street.

1 MR. BADALAMENTI: I think it's fairly self
2 evident what we are proposing through the renters,
3 but we are certainly welcome to answer any
4 questions, input.

5 Materials are all quality based --

6 CHAIR RATSEY-WILLIAMS: I'm curious about the
7 Carpenter Street side. I don't, and none of my
8 materials I don't think there were any illustrations
9 of the possibility of what that would look like,
10 where cars, you know, are people arriving, people
11 being picked up.

12 I have read the shuttle, you'll be working
13 with Soundview, on the shuttle, that sort of thing.

14 So do you have any materials or can you fill
15 us in on that?

16 MR. BADALAMENTI: Sure, there was, there have
17 been exhaustive conversations with Planning about
18 operations, and especially where people would arrive
19 and depart from the hotel.

20 The idea is that they come in through
21 Carpenter Street. So there is loading and
22 unloading, temporary loading and unloading on
23 Carpenter Street. The main lobby actually for the
24 hotel is on Carpenter Street.

25 There is no queuing cueing along East Front

1 Street, there is no queuing along Main Street. The
2 idea is that people will find alternative parking
3 areas. We have a full six-month traffic analysis
4 that was done and submitted to the Board where there
5 are alternate parking locations for staff and for
6 visitors, and those people can either walk to the
7 hotel after they drop off their luggage or they will
8 be shuttled back and forth.

9 So that's, at a high level, that's how that
10 operates.

11 CHAIR RATSEY-WILLIAMS: So right now in the
12 back there is, where maybe the car wash was, there
13 is gravel area where people from the shipyard, other
14 shoppers park and stuff.

15 Is, in front of your lobby, is there going
16 to be like a semi-circle or something where people
17 will be off Carpenter Street to unload?

18 MR. BADALAMENTI: Yes, it's setback, because
19 of the 40% lot coverage, there is a setback on the
20 back. And I might have a site plan with me. We were
21 not expecting to talk about the site. But there is
22 parking there off the street.

23 So you can pull in from Carpenter Street,
24 there's room for three or four cars, and drop off at
25 that location, on our property, off of Carpenter

1 Street.

2 CHAIR RATSEY-WILLIAMS: Do they go in and have
3 to back out?

4 MR. BADALAMENTI: Yes, they go in and have to
5 back out. That's correct. So they go in, they park,
6 they drop off their luggage, they back off, they
7 come back off on East Front Street.

8 MS. ROBERTS: And I'll just add, I think you
9 are asking also about what it might look like. So it
10 would look very similar to the rendering, the side
11 we are seeing in the rendering. It will be the
12 backside of the shipbuilding inspired.

13 CHAIR RATSEY-WILLIAMS: It will be the same
14 brick texture that is going down East Front?

15 MR. BADALAMENTI: Yes, the same as, correct,
16 the metal building.

17 MS. ROBERTS: Yes, the metal, this gray
18 building that is in the rendering.

19 CHAIR RATSEY-WILLIAMS: And what is the
20 material of that building? It's brick, correct?

21 MS. ROBERTS: We are open to discussion, but
22 the ideas were inspired by the buildings behind on
23 Carpenter Street that are metal. And so we are
24 thinking of a metal cladding on that back building
25 only. Just that gray building that you see in the

1 rendering here. So it's meant to, you know, refer to
2 the adjacent buildings.

3 CHAIR RATSEY-WILLIAMS: Okay.

4 MEMBER MCMAHON: The fact that you brought
5 these photos, and now I get it. It's, yes, the
6 shipyard and all the other buildings, it's that
7 row-house effect, and it is that, you would not have
8 convinced me otherwise, but now it makes perfect
9 sense in that regard.

10 I love the front facade. And people would
11 question the back, but if you compare that to what
12 is across the street, you understand the lineal
13 effect, and you don't really have to pitch it to us,
14 but it's nice to know what you are considering. Yes,
15 that makes a great deal of sense.

16 MEMBER DEGEN: So you really have not picked a
17 material for the back building then?

18 MR. BADALAMENTI: Well, it's shown and
19 indicated in the renderings as metal panel, so we
20 would assume it would be a standing seam metal panel
21 that is painted that dark, sort of bronze color.

22 MEMBER CLAUDIO: Going back to Jane addressing
23 the back. The only rendering that I think is in the
24 material was on page two, for the back of it, and it
25 seems to have a planting area, and I, too, was going

1 to address it just in the sense of the detail of it.
2 Am I interpreting that right? Is that like a
3 softening right angle? It's page two of what was
4 given to us.

5 MR. BADALAMENTI: Let me see what you are
6 looking at.

7 MEMBER CLAUDIO: Okay.

8 MR. BADALAMENTI: (Perusing). That's the
9 original site plan.

10 MEMBER CLAUDIO: This is what I was trying to
11 address.

12 MR. BADALAMENTI: Yes. So this is all parking
13 back here. So these are loading and unloading
14 parking spaces. That's our property line, right
15 there on Carpenter Street, and there's some low
16 plantings here, and the entrance to the lobby is
17 right here.

18 CHAIR RATSEY-WILLIAMS: If you don't mind --
19 there are three of us.

20 MR. BADALAMENTI: (Displaying site plan for
21 all Board members).

22 Sorry. So here is Carpenter Street. Here's
23 Front. There's our property line right there. So we
24 are setback. There are one, two, three, four
25 parking spaces right here. Loading and unloading.

1 There's a little low planting here. And then that's
2 the entrance to the lobby right to the back.
3 (Indicating).

4 CHAIR RATSEY-WILLIAMS: Okay.

5 MEMBER CLAUDIO: So, you know, it's our job
6 not to have, we are not really dealing with the
7 tightness of the corner to turn or all the issues
8 that you have been dealing with --

9 MR. BADALAMENTI: Yes.

10 MEMBER CLAUDIO: And it's great to have a
11 softening with greenery, I mean, that's often
12 something we are looking for.

13 But, you know, it's a thought maybe, I'm not
14 sure how much that adds to the imagery of the
15 building, in the sense you might get some softening
16 so that corner and make your fire trucks happier and
17 the conversation that goes on around that. I kind of
18 don't think sacrificing any element of potential
19 safety or concern for that safety is warranted by
20 that greenery.

21 Just a thought. And that's what we're doing
22 here, we're talking.

23 MR. BADALAMENTI: Yes. I think our goal is to
24 beautify the entire site, and if softening that
25 corner and the Fire Department, the ambulance, who

1 we've all been dealing with, and the Planning
2 Commission are also in support of that, we have no
3 opposition to that.

4 MS. ROBERTS: I think it's interesting to note
5 also that the building we are proposing is creating
6 a sidewalk where there is none right now.

7 MEMBER CLAUDIO: That's a nice point.

8 MS. ROBERTS: Yes. And we are actually pushing
9 it over away from the street even more, to provide
10 some greenery and some landscaping.

11 CHAIR RATSEY-WILLIAMS: Yes, that's definitely
12 a nice addition.

13 You know, if you said that the luncheonette,
14 the Coronet, as some of us still call it, and you
15 see the large, large trucks and boats that come down
16 that, what you are calling East Front Street, it's
17 going to be a real issue back here.

18 This is, I don't know about timing, you
19 know, but I don't, the cars that are parked there
20 now have to move, if someone is coming out with a
21 large yacht.

22 MR. BADALAMENTI: We agree. Look, there is no
23 parking allowed on that side of the street, so there
24 is an enforcement issue that the Village has to be
25 conscious of.

1 CHAIR RATSEY-WILLIAMS: Right.

2 MR. BADALAMENTI: We have looked at our, we
3 have a full traffic site circulation engineer, R&M
4 Engineering, who have submitted turning radiuses,
5 planning diagrams, fire truck access. They've
6 studied that whole corner, and even, I think it's
7 Clark's, the boatyard access.

8 If you want my personal opinion, I think it
9 should be a one-way street, not two-way, but that's
10 not up to us.

11 MEMBER BORRELLI: Can I ask a few questions
12 here?

13 MR. BADALAMENTI: Sure. Absolutely.

14 MEMBER BORRELLI: I'm having a problem with
15 the elevations.

16 MR. BADALAMENTI: Sure.

17 MEMBER BORRELLI: So what I don't understand
18 is while I think that it does add a lot to the
19 corner, it's a beautifully-designed building, with
20 historic factor, keeping in mind the roof line of Di
21 Angela Leather, Old Mills across, which was
22 Creations By Lisa, I do get it. But my problem is
23 with the elevation.

24 So I don't know, on these colored elevation
25 things here, it seems, I mean, I don't want to say a

1 misrepresentation, it's just that maybe my
2 interpretation or maybe it's the drawings, but when
3 I look at the elevations on page seven here, it
4 doesn't always appear to me to be a two-story
5 building, because my other buildings here, like
6 Mr. Reeve's building and then the t-shirt shop,
7 which was the Odd Fellows building in the back
8 1860s, your building comes across, so my roof line
9 is good, but then your roof line in the back makes
10 it really look like it's a three-story building, not
11 a two-story building. So that kind of throws me.

12 And then I would just also add, on this
13 colored-elevation thing here, this looks like a
14 boulevard to me. It's sort of misrepresenting what
15 it actually is. It's a very small road where, as
16 you said, we don't have sidewalks, so the police
17 often park in that corner.

18 We are missing the traffic light and all the
19 confusion that goes on with the blinking light here.
20 And this just doesn't really seem to be -- also, if
21 you look at Main Street, looks two-and-a-half times
22 bigger than what Main Street actually is. We can
23 just about fit two cars down the middle with the
24 line.

25 So I don't know if these streets were drawn

1 in perspective, like with the actual, you know, in
2 line with, I don't know how to say this, but the,
3 not perspective, but the ratio of the building to
4 the street is all the same, because it's, certainly
5 my opinion, if you look at Main Street, it doesn't
6 look that big. This street is two times its size.
7 It's not a double traffic street at all.

8 My building here, you cut it off, so it
9 actually looks like it's not a three-story, but if
10 you look at the elevation, it is a three-story, and
11 none of the other buildings really are. So maybe
12 you can just sort of address that.

13 MR. BADALAMENTI: Let me touch on all of that.

14 It is a two-story building. The rear
15 building has a gable. So you are seeing beyond the
16 front building --

17 MEMBER BORRELLI: Understood.

18 MR. BADALAMENTI: So that's 30 feet beyond.

19 MEMBER BORRELLI: Right. But it's still very
20 much taller.

21 MR. BADALAMENTI: Yes. Sure.

22 MEMBER BORRELLI: Understood. Right.

23 MR. BADALAMENTI: Sure. But that ridge is
24 still at 35 feet.

25 MEMBER BORRELLI: So do we call that a

1 two-and-a-half size building or do we call it --

2 MR. BADALAMENTI: No, it's still two stories
3 because it's not habitable up above. There is no
4 floor up above in that attic space there. So that
5 is just the shed building.

6 We could have done a flat building there but
7 I don't think that would be as nice, honestly. I
8 think the pitch is nicer and I think it's softer, to
9 answer your first question.

10 Second, I believe, if you look at the
11 existing photograph on page two of these diagrams,
12 these renderings are made from photographs. So we
13 start with the photograph, we then draw the plan,
14 the road, and then we elevate the rendering.

15 So there was not any artistic license taken
16 to make the road look wider than it is. It is what
17 it is and should be what it is.

18 We swung the view over just a little bit so
19 you can see the building a little better. But it
20 might be that people are double-parking on that
21 street, which is why you think it's more congested
22 than it actually is.

23 MEMBER MCMAHON: No, it's not a street at all,
24 hardly. The police have to park on the sidewalk to
25 make way for traffic.

1 MR. BADALAMENTI: Yes. If I look at the
2 existing photograph, there are cars parked on both
3 sides of the street.

4 If we look here, this street has parking,
5 parking and then parking also here. So this view is,
6 and that width of that road and this road are pretty
7 close.

8 MEMBER MCMAHON: Oh, I get it. Yes.

9 MEMBER CLAUDIO: Going back to your ridge, so
10 there is no function to the additional, you are just
11 maxing out on the code, is the, and the visual
12 esthetic of having the height behind the front
13 element.

14 MR. BADALAMENTI: Yes. Correct.

15 MEMBER CLAUDIO: And what about cross the
16 street. Looking at your 3D, you are higher than Di
17 Angela.

18 MR. BADALAMENTI: No, I don't think we are. I
19 think they are taller than us. That's actually a
20 three-story building, and the boatyard is actually
21 taller than us, so --

22 MEMBER BORRELLI: Di Angela Leather is not a
23 three-story building. It's much shorter than yours.

24 The one in the front might be a three-story
25 building, which was the Old Mills building, which is

1 what we commonly know here as Creations By Lisa.
2 That might be a three. That was a factory. But that
3 had to be big enough so they could sew sails, the
4 sails for --

5 MR. BADALAMENTI: Sure.

6 MEMBER BORRELLI: But the building right
7 across from you is a lot shorter, and it's only one
8 story, or one-and-a-half stories, whatever that is.
9 I have photos, too.

10 CHAIR RATSEY-WILLIAMS: On another topic,
11 these are two of the most fabulous buildings in
12 Greenport, and I appreciate the fact that the
13 windows are, it's looking like it's trying to join
14 into the line of architecture.

15 I don't mind the flat roof in the front, but
16 the angle of the other one coming up does kind of
17 sit wrong with me. I don't know why. But -- this
18 shot, the density of it.

19 MS. ROBERTS: I wonder if we could give you,
20 you know, just a view straight on and not that side,
21 that would help you understand what you see from the
22 front.

23 CHAIR RATSEY-WILLIAMS: Well, as Roselle
24 pointed out, there's absolutely no way that you
25 could stand where this shot is taken from. I mean,

1 the buildings are, you know, this close. So in
2 theory that may be very true. But coming down,
3 coming straight down Front Street you are going to
4 see that. And I kind of would like this to have a
5 tie in a feeling of that flat roof and, you know,
6 maybe that's not --

7 MEMBER DEGEN: Is this from the earlier group?

8 CHAIR RATSEY-WILLIAMS: This is from the first
9 group, yes. But the textures and mimicking the
10 textures and the windows, I think that gives it a
11 nice look.

12 MS. ROBERTS: Thank you.

13 CHAIR RATSEY-WILLIAMS: I have to admit, that
14 I think in my time in Greenport, there have been two
15 accidents of cars coming straight down Front
16 Street. And to put yourself right at that sidewalk
17 there, may be a challenge you should consider.

18 MR. BADALAMENTI: Again, that was addressed
19 with traffic analysis. We are setback from Main
20 Street to align with the other buildings, and we are
21 setback from Front Street more than the existing
22 building is today. You know, further down.

23 That building sets back 40 feet from Main
24 Street, but then it's almost, I think five feet,
25 from the property line. We are eleven feet from the

1 property line. So we are further. To allow that
2 boulevard --

3 CHAIR RATSEY-WILLIAMS: No, the front of your
4 gallery I'm talking about.

5 MR. BADALAMENTI: It's aligning with Main
6 Street.

7 CHAIR RATSEY-WILLIAMS: I'm just saying that
8 the other ones, people racing down Front Street at
9 hours of the night or something, it's just something
10 to consider.

11 MEMBER BORRELLI: Whereas I like the front,
12 what you went for, a store-type of front, I really
13 think that back, it's just eating up the other two
14 buildings. If you even look at what initially was
15 there historically, I mean, they are all pretty much
16 in line.

17 To me it looks like you are sticking a
18 three-story building behind the two-stories here,
19 and then this is what we are going to see. This big
20 thing.

21 I understand you would like to copy the
22 shipyard, but from this view here nobody knows there
23 is a shipyard back there, unless you walk down
24 toward Carpenter up the side street.

25 CHAIR RATSEY-WILLIAMS: With the angle of the

1 roof, if it was --

2 MEMBER BORRELLI: Bring it all in line with,
3 you know, if it's a true two-story, make it a
4 two-story building just like the other buildings are
5 true two-stories, and have been historically.

6 So cut it and -- just otherwise you are going
7 to see this big block. You'll stand here and see
8 this three-story building where it's really supposed
9 to be, you are telling me it's a two-story but it
10 doesn't look two-story. It looks a hell of a lot
11 bigger than the others. So it's just, it's out of
12 place.

13 MS. ROBERTS: In fact we have adjusted that
14 elevation that you are looking at right now. And I
15 think it's in another package that is in front of
16 you.

17 MEMBER BORRELLI: And the new one?

18 CHAIR RATSEY-WILLIAMS: This is great though.
19 The one you pointed out.

20 (All participants and Board members are
21 perusing documents).

22 MEMBER BORRELLI: Right. So now it's not,
23 here you are at two stories already. And then you've
24 got to convince me that's not either a three-story
25 or a peak in the back.

1 MR. BADALAMENTI: It's not tall enough to be
2 habitable, so it's not usable. It's really a
3 sell-off building. We could flatten the roof if
4 you --

5 MS. ROBERTS: I don't think -- these 2D
6 drawings are a little, they are a little bit
7 misleading, because that building is pretty far
8 back.

9 CHAIR RATSEY-WILLIAMS: You have a good
10 perspective on Front Street. I mean, you know, of
11 looking down. And I think to honor the height of the
12 piece to the north, so it fits in as just another
13 beautiful roof line, rather than assembled kind of a
14 sell-off kind of a metal, you know.

15 MS. ROBERTS: Are you talking about the
16 current design with this or the revision?

17 CHAIR RATSEY-WILLIAMS: We are talking about
18 this. The ridge of the second floor. I have it here.
19 This (indicating).

20 MEMBER CLAUDIO: I feel it adds an element of
21 density that doesn't keep with the Village.

22 MR. BADALAMENTI: This piece was pulled
23 forward on this on.

24 CHAIR RATSEY-WILLIAMS: See, now, so, what
25 page are you on?

1 MR. BADALAMENTI: This is the old one.

2 MEMBER BORRELLI: So it's the old one but
3 then this one comes up higher at a flat roof to the
4 east.

5 MS. ROBERTS: Right.

6 MEMBER BORRELLI: So what I just, I'm trying
7 to avoid or I'm trying to get an idea of the scope
8 of it, like how it's actually going to fit in.
9 Because lots of times we've looked at things and
10 approved things, and then the person has their own
11 interpretation.

12 CHAIR RATSEY-WILLIAMS: Now this roof is,
13 originally met this peak here. Now it's going up a
14 lot higher and blocking this.

15 MEMBER CLAUDIO: It needed more width here.

16 MS. ROBERTS: Yes, there is a shadow line,
17 there is a break between the two buildings. And we
18 raised it.

19 CHAIR RATSEY-WILLIAMS: Could you talk into
20 the microphone for our reporter, please.

21 All right, so in the, in our not the new red
22 cover but in the one we got for us to study before
23 the meeting, it's been changed, so that the gallery
24 roof is now going higher, correct?

25 MS. ROBERTS: Correct.

1 CHAIR RATSEY-WILLIAMS: So then that peaked
2 roof on the sell-off will not show, or almost won't.

3 MS. ROBERTS: Much less visible. Correct.

4 MEMBER CLAUDIO: Can you quantify that? I
5 mean, is it five feet, is it, I mean --

6 MS. ROBERTS: I think it was about 18 inches
7 or one foot taller than the previous rendering. But
8 are you asking how much taller the ridge is?

9 MEMBER CLAUDIO: Kind of both, actually.

10 MR. ROBERTS: Okay.

11 MR. BADALAMENTI: We didn't change the ridge
12 on the back building. The peak.

13 MEMBER CLAUDIO: The back building is 35 feet.

14 MR. BADALAMENTI: Correct. The front building
15 may be another 18 inches, as Elizabeth says.

16 More importantly, we pulled the gallery
17 building further, what is that, south towards East
18 Front Street, so it aligns with the back building.
19 That's why the perspective looks, why it's more --
20 it's longer.

21 CHAIR RATSEY-WILLIAMS: It's just longer, this
22 wall here, it's not --

23 MR. BADALAMENTI: Yes. It's longer.

24 CHAIR RATSEY-WILLIAMS: Okay, that's very
25 different.

1 MR. BADALAMENTI: Yes.

2 CHAIR RATSEY-WILLIAMS: So I think you
3 understand our concerns though.

4 MS. ROBERTS: I think I do. That's where the
5 revisions came from. Yes.

6 MEMBER BORRELLI: Yes, because we look at
7 plans and then we have a meeting and we discuss it
8 and we talk about it, and then the thing starts to
9 get built. And then it's built and it looks nothing
10 like what we sort of thought we were approving.

11 So, like, I'm just saying, what is going to
12 actually be the scope of it, the scale of it, and
13 which elevation am I supposed to look at to kind of
14 understand what is going on.

15 MR. BADALAMENTI: Well, the latest package is
16 the latest package. It's limited. And this is a
17 working session, as you mentioned. But it should
18 not happen that something gets approved by your
19 Commission and then is built differently. I mean,
20 that's not the way the process is supposed to work.

21 You know, what is said here, ultimately in
22 hearing, ultimately has to show up on the working
23 drawings and is what gets built. So they should not
24 differ.

25 CHAIR RATSEY-WILLIAMS: I know this is not

1 under our jurisdiction, but I'm thinking about it.
2 It's lovely that there is coordination with another
3 hotel for a shuttle, but the shuttle will have to,
4 the shuttle will have to stay at the hotel, you
5 know, to wait for customers to come or in between
6 delivery of people back and forth to their car, or a
7 tour and stuff, and where is the shuttle going to be
8 stored?

9 MR. BADALAMENTI: It would probably be better
10 if Eric or Mark speaks to that, regarding the
11 operation.

12 CHAIR RATSEY-WILLIAMS: Could you give your
13 name and address, please. Thank you.

14 MR. WARNER: Hi. Eric Warner, 372 Court
15 Street, Brooklyn, New York.

16 And to address the question about the
17 shuttle. The one thing you have to keep in mind is
18 it's 18 rooms, and this is a very seasonal
19 marketplace, and so right now most of the hotel
20 rooms are empty, and they are mostly empty for half
21 the year, I would say.

22 So you are really dealing with nine rooms,
23 average occupancy is probably 1.5, so that's about
24 13.5 people in the hotel at any given time. And
25 therefore the use of the shuttle, if you add in the

1 probabilities of the person would be wanting to use
2 the shuttle, maybe that is 50/50, and so now the
3 probability that the shuttle will be sitting and
4 waiting for somebody, remember, 50% of 13.5 is
5 really like 6.75 people at any given time.

6 The shuttle will not be waiting for those
7 people. The shuttle will be based at Soundview and
8 it will come around when guests are asking for it.
9 Is that helpful?

10 CHAIR RATSEY-WILLIAMS: Yes. Thank you.

11 MEMBER CLAUDIO: To me you are dealing with a
12 ten-week period of 100% occupancy, I mean, that's
13 the motivator here. So you have 18 people with what,
14 36 people, because there's two in a room or
15 whatever, so, I mean, I don't see that average as a
16 helpful number.

17 MR. WARNER: Well, if we want to look at it at
18 peak times, we can easily do the math on the low
19 period.

20 And so on the peak times, yes, the shuttle
21 will be making stops on an as-need basis. What
22 we've really tried to promote, at Harbor Front in
23 particular, is that this is a walking village.

24 If you were to look on our website right now,
25 you would see that we pay you, we pay you, to take

1 public transportation to the Village of Greenport.

2 So that same mentality will be used with
3 this inn. We encourage you to really just stay here
4 in the Village of Greenport. This is why you are
5 here, this is why you are staying here. And so we
6 don't necessarily think that the shuttle will be
7 used running around like some sort of trolley or
8 something like that. It will only be used when
9 somebody says, hey, I don't feel like walking five
10 blocks to my car, can you come and help me. That's
11 really what the purpose of the shuttle is, to offset
12 people driving back and forth to do the things that
13 really annoy a lot of us.

14 MEMBER BORRELLI: And where are those cars?
15 Five blocks to the cars?

16 MR. WARNER: So wherever the guest decides
17 that they want to park. There's the Village lots,
18 which guests can park in. They can park on the
19 street in particular areas at certain times.

20 Again, it's up to the guest where they would
21 like to park.

22 CHAIR RATSEY-WILLIAMS: Yeah, I would, I think
23 people on Bay and Central are going to have issues
24 if suddenly their streets are lined with cars and
25 stuff.

1 But in your proposal I read that you were
2 asking people to identify when they are coming and
3 all this, so you are trying to monitor the traffic.

4 MR. WARNER: We do. And finally, I'm sure
5 all of you have travelled recently and you utilized
6 your phones for texts. So at our properties we use
7 a service called Alice, and it's a texting service,
8 and it allows us to communicate with the guest, hey,
9 your room is ready, you can arrive in the next hour.

10 And so, again, this is an 18-room inn. We can
11 tell the guests, look, your room is not ready until
12 six o'clock. Guest B, your room is ready at eleven
13 o'clock. Guest C, your room is ready at 12 o'clock.
14 We can pace the guests arriving.

15 It's not always going to work out perfectly,
16 by the way, but we are taking very big steps using
17 technology to alleviate everyone descending onto the
18 property at four o'clock or whenever check-in is.

19 MEMBER CLAUDIO: So, I'm sure you face this
20 on your other properties, which are lovely, the
21 bride, the groom, and the wedding party, and the
22 family reunion, which is an element of our summers
23 here.

24 MR. WARNER: Yes.

25 MEMBER CLAUDIO: So that is a natural

1 descending of a number of folks. I don't know how
2 you would tell a bride and groom they can't all
3 leave at a certain time. How do you handle that?

4 MR. WARNER: I have to be honest with you, it
5 would be handled similarly. We'll just tell them
6 that we are an inn in a very special community,
7 right? And our community would prefer that people
8 stagger their arrivals. And we would really
9 appreciate it, if you are a good community
10 participant, that if you could please arrive at
11 these times.

12 Something that is very easy to do. We have
13 very thorough contracts with our wedding parties
14 that outline exactly what needs to be done when,
15 sometimes down to the minute. So I don't foresee
16 that a problem at all.

17 MEMBER BORRELLI: I just think it's a problem
18 where you are encouraging public transportation, I
19 think that's great. Except this is Greenport, and
20 the only public transportation we have is the train
21 arrives and we have the Hampton Jitney.

22 So now Greenport is possibly three blocks of
23 something to do. We have Main Street and we have
24 Front Street. And that is about it.

25 So if you are going to use public

1 transportation and arrive to Greenport and stay at
2 your inn, I would say in two days they might be
3 looking for something else to do, which is to go to
4 Orient, or they'll want to hit the wineries, or
5 they'll want to find some live music or they are
6 going to want to try some of the other towns around
7 here.

8 So, it's not like the people that are going
9 to stay in your inn are going to just want to stay
10 in Greenport, because after two days they're done
11 with Greenport. So where do those cars go?

12 MR. WARNER: So I understand that
13 perspective. We actually can program for our guests,
14 and we do, three days of just walking around the
15 Village. And there is so much here, there is so much
16 that we have shared with the tens of thousands of
17 guests that have passed through this Village over
18 the years, that guests told us, no, we never left
19 the Village, you gave us such a good itinerary to
20 stay and do amazing things for three days. It's not
21 really -- that's never been an issue.

22 If someone gets bored and wants to, that's
23 probably not our guest, right? People who are
24 coming, staying in the Village, they're going to
25 utilize our perspective, and our perspective is that

1 this is a very special place, there's a lot of
2 things to do, and we would really appreciate it if
3 you took public transportation.

4 We are not going to get everybody into that
5 basket but we are going darn sure well trying to.

6 CHAIR RATSEY-WILLIAMS: Thank you. I think we
7 should go off the transportation topic since it's
8 outside of our area. But I would be curious in
9 seeing siding or different options.

10 MS. ROBERTS: Okay.

11 CHAIR RATSEY-WILLIAMS: I think brick may be
12 an option, too. There are local brickyards here, or
13 something, you know, fitting with the shipyard, so,
14 thank you.

15 Does anyone have any other questions? Yes?

16 MEMBER CLAUDIO: I actually have to kind of
17 back up a little bit, just to get some, just to get
18 some functional questions, really.

19 You have an alley between the building and
20 what is currently Bruce & Sons. Is it wall-to-wall
21 or is there a space between? The 3D seems to
22 suggest there is a space between.

23 MR. BADALAMENTI: Well, we go right to our
24 property line, so I don't know what Bruce & Sons has
25 next door. That would be their alley, if there is an

1 alley. We are up against our property.

2 MEMBER CLAUDIO: Okay. You go to your property
3 line, okay. Thank you. From the 3D it looked like
4 there was a space between.

5 All right. The overhang on the second story
6 of the front unit, there is not much, it's more of a
7 don't have a moulding.

8 MS. ROBERTS: Yes. I think you are talking
9 about the storefront corners?

10 MEMBER CLAUDIO: Yes.

11 MS. ROBERTS: I think that needs to be
12 developed in the next round, and it would be, we
13 would give it a really good study, depth and detail,
14 and work with, you know, the Village, whether there
15 was a sign band or not, we'd want your input.

16 But I think this, you know, this rendering
17 was meant to give you a really good idea of what we
18 are going to do, but we do need to detail all the
19 historic details.

20 MEMBER CLAUDIO: Okay, that would be great.
21 Thank you.

22 MEMBER DEGEN: Is the inn going to try to look
23 like the shipyard?

24 MS. ROBERTS: That's the goal.

25 MEMBER DEGEN: Because what is the roof, is

1 the roof going to be a metal also?

2 MR. BADALAMENTI: Yes.

3 MS. ROBERTS: Yes. That's the goal.

4 MEMBER CLAUDIO: In looking at the interior
5 plans, which is not our purview really, but the
6 whole north side of the building, with the exception
7 of that last unit on the north side, is pretty much
8 just utility space?

9 MR. BADALAMENTI: Yes.

10 MEMBER CLAUDIO: Which seems like a lot of it
11 kind of thing. I wondered if you considered --
12 again, I have a density, visual density wish, that
13 it would be less of a big-box look kind of thing.

14 But anyway, I had the thought that you might
15 not perhaps need all that width of utility space,
16 and you could possibly find like 12 inches or some
17 level of narrowing of the building without
18 sacrificing any of your functionality on your
19 interior.

20 Your unit in the back on the second floor is
21 your biggest unit of all of the units. It would be
22 the unit that is downstairs by the lobby that would
23 be the thing that would take some work. But you
24 could conceivably make it, you can find some inches,
25 whatever they are, you could give it to that

1 sidewalk, you could make that turn.

2 I just want to say, I know you have the
3 traffic study, I read it in detail. So for 30 years
4 I sat at the end of Main Street and twice a season
5 there would be a truck that would come and was
6 unable to turn and would block up all of lower Main.
7 It's a problem. I don't really care what the traffic
8 study says, because I know it from life; that these
9 trucks, they just, they need room. And the Village
10 is tight. So I was fighting to give more, that's why
11 I was interested in the back of the building and the
12 greenery and possibly the width. I mean, I went
13 after the width a little bit in my thinking, and I
14 put it out there for your consideration.

15 MR. BADALAMENTI: We can look at it. I think
16 you've got to be careful how narrow this building
17 gets. It may start looking awkward the more narrow
18 it gets.

19 MEMBER CLAUDIO: You would have to lower that
20 ridge, too. I mean --

21 MR. BADALAMENTI: Well, I could eliminate the
22 ridge. But I still think the proportion of the
23 building might get very narrow.

24 Unfortunately, we can't really pull any light
25 off that north wall because it is the property line,

1 so it's not legal.

2 MS. ROBERTS: But again, we are pushing the
3 building how many feet off --

4 MR. BADALAMENTI: Eleven feet.

5 MS. ROBERTS: (Continuing) eleven feet back
6 from the property line on Front Street.

7 MEMBER CLAUDIO: Yes.

8 CHAIR RATSEY-WILLIAMS: Anyone else?

9 MEMBER BORRELLI: I just have one more
10 question. When you are looking at the first page, on
11 this one here, you say there's four parking -- I
12 hate to bring up the parking issue, and I don't mean
13 it in that way -- but there's four parking spots in
14 the back? Is that what you said?

15 MR. BADALAMENTI: Yes.

16 MEMBER BORRELLI: So there's one, two -- three
17 with something that --

18 CHAIR RATSEY-WILLIAMS: There are three in the
19 back, I thought.

20 MR. BADALAMENTI: Well, the one is hatched is
21 loading, but that's parking also.

22 MEMBER BORRELLI: There's three with something
23 in the middle of there, which I don't know what that
24 is.

25 MR. BADALAMENTI: That's just hatched.

1 MR. BOYLE: This is the handicapped. So
2 there's three spots with the handicapped.

3 MEMBER BORRELLI: And what is this?

4 MR. BOYLE: The handicap symbol there. Because
5 you have to have the door opening space, you have to
6 have to have the ramp and all that stuff. So
7 there's three spaces in the back, not four.

8 MEMBER BORRELLI: So this is one, this is two.

9 MR. BOYLE: And three. And this is the
10 handicap zone, okay?

11 MEMBER BORRELLI: So it's three spots.

12 MR. BOYLE: Three spots. Yes.

13 CHAIR RATSEY-WILLIAMS: This is three.

14 MR. BOYLE: Yes.

15 MR. BADALAMENTI: Correction.

16 MEMBER CLAUDIO: Again, just, again, just
17 getting my head straight. You are what in
18 relationship with -- the front of the building is
19 forward or back of Bruce & Sons?

20 MR. BADALAMENTI: It's aligned with Bruce &
21 Sons. It's in the same plane.

22 MS. ROBERTS: Yes.

23 MEMBER CLAUDIO: Okay. Thank you.

24 CHAIR RATSEY-WILLIAMS: Any other questions?

25 (No response).

1 Thank you, very much, for coming before us
2 for this planning stage, and we welcome you back if
3 there are other things you would like to discuss or
4 get our opinions. So, thank you, for doing this.

5 MR. BADALAMENTI: Okay.

6 MS. ROBERTS: Thank you, very much.

7 CHAIR RATSEY-WILLIAMS: Item No. 6.

8 This is a discussion not an application, for
9 326 Front Street, what we know as the Greenporter
10 Hotel, SCTM# 1001-4-8-29,30,31.

11 Is there someone who would like to step up
12 to the podium and introduce themselves?

13 (The applicants are setting up display
14 renderings for the Board).

15 MR. PRIVES: Thank you, Board.

16 CHAIR RATSEY-WILLIAMS: Before you start --
17 thank you -- before you go through your
18 presentation, I wanted to make clear that we are
19 well aware that this property is not in the Historic
20 District.

21 It should be noted for the record that this
22 is not an application before our Board but as a
23 courtesy for preliminary discussion, as requested by
24 our Village Planning Board.

25 Also, please note our comments tonight are

1 not binding, they are only the view of what is
2 presented this evening and the comments from this
3 Commission. Thank you.

4 MR. PRIVES: Dillon Prives, 326 Front Street.

5 CHAIR RATSEY-WILLIAMS: Thank you, Dillon.
6 Please, go ahead.

7 MR. PRIVES: Great. Good evening, Chairwoman,
8 Board members, thank you, very much, for having us.

9 As you noted, we met with the Planning Board
10 on December 15th in 2023, and through discussion
11 they recommended that we come and present our
12 proposed project at The Greenporter Hotel, and the
13 intended renovations we are looking to make at the
14 property.

15 So with me I have members of our
16 architecture team, Irina Casale and Michael
17 Luft-Weissberg.

18 I'll give a brief overview of the project
19 and as we get more technical they'll be able to
20 assist with answering questions pertaining to
21 architecture, materiality and things like that.

22 So for The Greenporter Hotel, our approach
23 here was looking at the existing structure, what was
24 originally built back in, I believe 1957, was the
25 original construction of The Greenporter Hotel, and

1 concerning how we can take this into the next
2 iteration of its life.

3 With that, seeing that it was built as a
4 mid-century modern, post-modern architecture style,
5 we took that to heart and tried to breath that life
6 back into it in what we are proposing for the next
7 iteration here.

8 Materiality that we'll be using consists of a
9 vertical cedar with batten, about six-inch face
10 cedar planks around the front facade, and then wrap
11 it around the left-hand side of the property along
12 the parking lot, that is also a cedar plank with a
13 batten.

14 And then on the third floor is what we'll
15 have is some type of shingle, the exact materiality
16 of that will be a painted shingle, whether it be a
17 type of composite or cedar shingle.

18 The windows on the building are all to
19 remain, except for the front facade. Those will be
20 replaced as we are proposing to add an addition to
21 the structure.

22 CHAIR RATSEY-WILLIAMS: I'm sorry, the windows
23 are all what?

24 MR. PRIVES: The windows on the property are
25 going to remain.

1 CHAIR RATSEY-WILLIAMS: Oh, okay.

2 MR. PRIVES: That are currently there.
3 Except for the front facade. Those will be replaced
4 as we are proposing to do an addition to the front
5 there.

6 As you see, we are also proposing to do a
7 third-floor addition. The exterior of that will all
8 be shingles, painted shingle, and obviously new
9 windows on there as well.

10 During our initial Planning Board
11 presentation, we, there was a comment of, you know,
12 tying in to the local architecture and the Victorian
13 style that is commonly seen around Greenport. So we
14 added mullions to the windows.

15 Initially we did not, thinking of what is
16 there now, does not currently have it, but we
17 thought about incorporating those to tie in those
18 elements that are commonly seen around the Village.

19 And then a big driver for the materials that
20 we are using is pulling in the materials that you
21 see around, driving around the Village, such is the
22 cedar and the coastal environments that we are
23 currently at, so.

24 And over here, I would welcome Irina, if
25 there are any specific questions.

1 MEMBER BORRELLI: Just a quick question. So
2 just to get an idea, I'm looking at this photo here
3 on the bottom.

4 MR. PRIVES: Sure. Yes.

5 MEMBER BORRELLI: So The Greenporter is two
6 buildings, right?

7 MR. PRIVES: Correct.

8 MEMBER BORRELLI: The one on the right, the
9 one on the left heading west. Right? So the one on
10 the west side, that's a total tear down?

11 MR. PRIVES: No.

12 MEMBER BORRELLI: Because it is sitting
13 caddy-corner --

14 CHAIR RATSEY-WILLIAMS: No. It's this. This
15 is to the west.

16 MEMBER BORRELLI: It is sitting caddy-corner
17 to the way these photos go. Like this is squared off
18 to the curb here, right? And the straight. But
19 when you look at The Greenporter, this one, the
20 second one, sits sort of caddy-cornered.

21 So I'm wondering are you tearing that down in
22 order to make it straight to the corner?

23 MS. CASALE: Hi. So as Dillon mentioned, my
24 name is Irina Casale, I'm from Workshop APD. We are
25 both the design architects and architect of record

1 on this project.

2 I think what you are seeing is the addition
3 on the front. One of the moves we are doing with
4 this project is trying to connect those two existing
5 buildings, which were built at different times.

6 So on the that left west wing, about the
7 bottom, or the right 15 feet of that, is an addition
8 that gets pulled forward, and then the two
9 buildings, well, they are not fully aligned with the
10 street itself. It just kind of closes that corner in
11 a little bit to connect those two masses more.

12 CHAIR RATSEY-WILLIAMS: So you are saying
13 that, before the porch was added on, that the front
14 of that building and the office building were lined
15 up? They are not. The office building is setback.

16 MEMBER BORRELLI: And it's this way to --

17 MS. CASALE: It's still setback. There is a
18 small addition to the front of that, along Front
19 Street, and then the addition also ties the two
20 buildings together and pulls them in to be a tighter
21 relationship at the opening.

22 CHAIR RATSEY-WILLIAMS: If you can come over
23 and show me on this report exactly where the old
24 building is.

25 MEMBER BORRELLI: You see how this one sits

1 that way and this one faces the street.

2 MS. CASALE: Yes. So that remains. But this
3 would extend toward you. And this also extends this
4 way.

5 So what you are seeing is just a bit of a
6 closing of that gap.

7 If you look at the rendering on page eight of
8 this, here, you can see that this building is still
9 along the street, right? And that one is still
10 angled in the way it is, it's just because it's now
11 extended into that space between the buildings that
12 you get a close relationship of it.

13 MEMBER BORRELLI: So neither building is a
14 teardown? You're keeping the buildings --

15 MS. CASALE: Exactly. We're moving the
16 existing roof in order to incorporate that third
17 floor in that space. But neither building is getting
18 torn down.

19 As Dillon mentioned, a lot of the windows
20 along the exterior of the building are remaining for
21 those first two floors, and we are just adding this
22 third floor and the connection along Front Street at
23 the entrance.

24 CHAIR RATSEY-WILLIAMS: Okay. I have to say, I
25 did some research on Blue Flag and Dillon -- thank

1 you -- and I'm looking at a property On The Vineyard
2 that you had, and one called the Wood Box in
3 Nantucket. And they are historic and gorgeous. I
4 mean, they are just breathtaking. And it looks like
5 they belong in Greenport. And in my opinion this
6 looks like an Omni hotel.

7 This, The Greenporter, it is totally lacking
8 any detail of the Village. There's not a thing in
9 the Village that this resembles. So I'm struggling
10 with this. And I know what you can do because I can
11 see --

12 (SIREN IS BLARING).

13 CHAIR RATSEY-WILLIAMS: (Continuing) this is
14 at the entrance of our Village. And it is massive.

15 (SIREN BLARING IS CONTINUING).

16 CHAIR RATSEY-WILLIAMS: It's just a little
17 salute to our fire department and volunteers here.
18 Thank you. Excuse us for the interruption.

19 Anyway, to me, it doesn't seem like you've
20 got the vibe of Greenport. And I, you guys have
21 amazing tastes. I've looked at the properties, you
22 are doing a fabulous job in Montauk on something.
23 And I just feel like you are not reading our
24 community. And I have no doubt that whatever you run
25 will be very successful, but I would appreciate

1 something with, that looks like it fits here better.

2 MR. LUFT-WEISSBERG: Hi, Michael
3 Luft-Weissberg, with Workshop APD, the architects
4 for this project.

5 CHAIR RATSEY-WILLIAMS: Thank you, Michael.
6 Thank you, for joining us.

7 MR. LUFT-WEISSBERG: Thank you. I just wanted
8 to speak to that comment a little bit, because the
9 history of this, these two buildings and their place
10 in Greenport has changed over time. I mean, Dillon
11 and I were looking at a photo earlier tonight at the
12 original building on the right, which looked very
13 much like a '60s roadside motel, with a beautiful
14 red fin --

15 CHAIR RATSEY-WILLIAMS: It was, yes.

16 MR. LUFT WEISSBERG: The addition of the
17 second structure on the left transformed this
18 property completely. And their current state is of
19 a character that also is a little bit unique in
20 Greenport, right? It's not a Main Street building
21 downtown. It's a little bit different. And in
22 giving it a new life, we don't want to just make it
23 look like any other building in the community. We
24 wanted to unify it as one structure, which is why
25 we've taken this sort of approach on the street

1 level of creating this unified first and
2 second-story and the setback third-story element
3 that relates between the two and they physically
4 connect now.

5 But we want it to still have its own
6 character and not just make it look like the other
7 buildings down the street.

8 So the materials, which are natural cedar and
9 painted shingles, are very much of this place. The
10 cedar will weather and become gray and as with the
11 shingles, the painted shingles, up and down every
12 street, residential and commercial projects here,
13 felt very appropriate.

14 So we hear you that it's not a Main Street
15 building in Greenport. That's absolutely true. But
16 it's still its own thing. It's always been a little
17 bit of a unique piece of architecture here that
18 underwent now three transitions and three full
19 facelifts, and so we think this is a very nice
20 approach to give it a new facelift.

21 CHAIR RATSEY-WILLIAMS: I'm not saying the
22 hotel is not nice, I just don't feel like it looks
23 like Greenport. And I think the scale is very large.
24 I mean, you go one block down and there are all
25 these old homes that, with front porches and peaked

1 roofs and lovely things. And you go behind this and
2 the houses are tiny. They are just tiny.

3 MEMBER BORRELLI: If I could just comment on
4 the design, too. I got the '50s kind of thing when I
5 saw the project and the way it looked. I appreciate
6 the two-over-two windows, because I really like
7 those in the front.

8 And I, you know, what are you going to do
9 with a new building, a new site. I mean, you know,
10 you don't, I do agree that it's not Main Street,
11 Greenport, so we are in another galaxy here, right?
12 I like it. I like the cedar. I like the way it's
13 drawn. I like it.

14 What I don't like is the third story. That's
15 sort of not, it doesn't mesh with the cedar, with
16 the two-over-two windows, with the very long, narrow
17 windows. It kind of looks like the Jetson's flew in
18 and sat on top of a '60s/'50s vibe, and then you've
19 got like George Jetson up there that looks something
20 like in another planet.

21 So that is my -- and I don't know how much I
22 like the shingles with the cedar. I think the cedar
23 is a beautiful detail, really with the -- and then
24 with the lights in the front and that portico thing,
25 I get that. It's beautiful.

1 But I don't get that modular thing sitting up
2 on the top. I think the hotel would be a lot
3 prettier if it were just the two stories and you
4 left it that way, you know, or tried a different,
5 maybe a different roof line.

6 Obviously you wouldn't need that live garden
7 up there if you don't have the third thing, but I
8 don't know, those are my thoughts. So, I don't know.

9 CHAIR RATSEY-WILLIAMS: I think, you know, if
10 you put your hands over the top then it suddenly
11 doesn't look so, over that third floor, it doesn't
12 look so massive.

13 MEMBER BORRELLI: Yes, it brings the scale
14 down.

15 MS. CASALE: I think from a street level we
16 were trying to diminish the appearance of that by
17 stepping it back so it's about four feet back from
18 the first, that lower level, or the first two
19 levels.

20 Also pulling in a lighter material and adding
21 that greenery up there was another seek to reduce
22 the visual prominence of it so that it could kind of
23 stand there alone, while keeping the visual impact
24 at that lower two-story level.

25 CHAIR RATSEY-WILLIAMS: If you did not have

1 the third-story on either side, how many rooms would
2 you lose?

3 MR. PRIVES: I'm sorry?

4 CHAIR RATSEY-WILLIAMS: If you didn't have
5 the third-story on either side, how many rooms would
6 you lose?

7 MS. CASALE: 21.

8 MR. PRIVES: 22 rooms would be lost.

9 CHAIR RATSEY-WILLIAMS: Pardon?

10 MR. PRIVES: The third floor adds an
11 additional 22 rooms. 21 on the third floor but with
12 the --

13 CHAIR RATSEY-WILLIAMS: So it's 34 now and
14 this is 56 or --

15 MR. PRIVES: That's what is proposed. And just
16 one comment, maybe I can make. The height of the
17 structure is, right now we are topping off on what
18 is rendered, what is proposed, is at 29'10". That's
19 about two feet over the highest, the peak of the
20 current structure.

21 And also, you know, with the code, the
22 second-story is about 35 feet. So we are trying to
23 be as cognizant as we can of understanding the
24 massing, understanding that this is one of the first
25 structures that you see as you enter Greenport. And

1 so that's why we are trying our, you know, to
2 maintain a lower ceiling height or structure height
3 than what we would be proposing for just on the
4 second floor.

5 CHAIR RATSEY-WILLIAMS: I do like the way the
6 terrace on the right-hand side, on the east, softens
7 the look. And I don't know if something like that
8 could be considered or is that the entrance for the
9 cars?

10 MR. LUFT-WEISSBERG: It's the car entrance.

11 CHAIR RATSEY-WILLIAMS: That's the entrance,
12 okay. And these rooftop gardens, they are really
13 intense. You have to put in a whole drainage stuff,
14 right? A lot of support for them, even for shallow
15 gardens, correct?

16 MEMBER BORRELLI: And your parking stays the
17 same?

18 MR. PRIVES: We are working through the
19 parking now.

20 MEMBER BORRELLI: I don't see a drawing of
21 that.

22 MR. PRIVES: Yes, on Friday night we'll be
23 covering, touching on the parking, on our next
24 Planning Board meeting.

25 But that is totally fine for us and we are

1 actively working to resolve and determine the best
2 solution to handling the parking.

3 MEMBER BORRELLI: Okay.

4 CHAIR RATSEY-WILLIAMS: So at the current
5 location on a summer weekend, there is not enough
6 parking, and you are taking up more of the parking
7 lot, correct?

8 MR. PRIVES: No.

9 CHAIR RATSEY-WILLIAMS: You are not expanding
10 past that line?

11 MR. PRIVES: No. The only addition is having
12 that front facade and then on top for the third
13 floor.

14 CHAIR RATSEY-WILLIAMS: But this facade over
15 here is not this large now.

16 MR. PRIVES: Correct.

17 CHAIR RATSEY-WILLIAMS: And the parking is
18 where this is.

19 MR. PRIVES: There is no parking.

20 CHAIR RATSEY-WILLIAMS: On that corner?

21 MS. CASALE: We built in, into the gap between
22 the buildings. The corner that you are seeing there
23 is the existing corner of the building. So the
24 parking lot remains as designed.

25

1 CHAIR RATSEY-WILLIAMS: So you are bringing
2 this wall closer.

3 MS. CASALE: Exactly, yes.

4 CHAIR RATSEY-WILLIAMS: Okay.

5 MEMBER CLAUDIO: Is there a name to the
6 architecture that is here?

7 CHAIR RATSEY-WILLIAMS: Is it post modern or
8 is there a style name?

9 MEMBER CLAUDIO: It's a creation of what you
10 see for the space. It doesn't have an architectural
11 background, kind of.

12 MR. LUFT-WEISSBERG: I don't think it's
13 helpful to give it a specific style name. It's
14 absolutely referential to what we experience here in
15 Greenport and the scale of what we think is
16 appropriate here as you enter.

17 MEMBER CLAUDIO: The rounded corners, the lack
18 of any casings or any of the typically-historic
19 detail?

20 MR. LUFT-WEISSBERG: Yes. We were not seeking
21 to reference a specific style of creation.

22 MEMBER CLAUDIO: So what is it that you are
23 trying to create? What kind of feeling?

24 MS. CASALE: I think particularly the
25 materiality, we were trying to relate with a lot of

1 the coastal nature and kind of bringing in both the
2 connection to some of the agricultural buildings in
3 the area with a lot of the greenery, the weathered
4 cedar, like Michael mentioned, and also doing that
5 in a way that tries to tie in with what is existing
6 on the building and what will be maintained.

7 So I think like we mentioned previously, all
8 of the windows on the parking side are existing to
9 remain.

10 So looking at a language, and those, again,
11 don't have moulding or any more ornate details. We
12 are looking at how we could incorporate additional
13 details along this front facade, like the muntins
14 that brought a little bit more character to it, but
15 not pulled too far away from the core ethos of the
16 building as it currently stands.

17 CHAIR RATSEY-WILLIAMS: And there is, too, a
18 restaurant, correct, being, is it still going to be
19 behind this terrace, the outdoor terrace?

20 MR. PRIVES: Yes.

21 CHAIR RATSEY-WILLIAMS: Where Debra had that.
22 And what is the seating, you are expanding the
23 seating there. So that would be more cars for
24 parking, also?

25 MR. PRIVES: Confirmed.

1 CHAIR RATSEY-WILLIAMS: So, you know, I think
2 parking is definitely, I mean obviously you are
3 working on something.

4 MR. PRIVES: Yes. We are very well aware of
5 the parking that we'll need to have and are, again,
6 trying to identify solutions for that. And some of
7 it was captured in our pre-submission package that
8 we'll be covering on Friday. But right now we don't
9 have a specific plan.

10 MEMBER DEGEN: I think this is a big
11 improvement over last one I saw because it was all
12 that greenery going around it, kind of like a
13 fortress. I think it still has a heaviness to it.
14 It needs something to lighten it up. And I like the
15 landscaping much better than the other one, it's
16 much more open. But it's still extremely heavy, the
17 building.

18 CHAIR RATSEY-WILLIAMS: Dennis, do you have
19 anything?

20 MEMBER MCMAHON: Just probably the most effect
21 I get out of this is the third floor, which is kind
22 of, I don't know, it just doesn't seem to fit at
23 that point. But I get what you are doing. I think
24 I'd almost feel better if you just pulled the floor
25 in.

1 MR. PRIVES: Pull the third floor in?

2 MEMBER MCMAHON: It would almost have a better
3 feel. But again, the rounded elements also, you
4 know, it's a bit much for me. I have done a lot of
5 minimalism and a lot of architecture from all, city
6 architects, whom I love, but, yes, I mean, that
7 element, all the roundness and whatever.

8 I mean, you look around Greenport and you can
9 see, my own house, in particular, has a beautiful
10 round porch that I meticulously rebuilt. And so
11 those elements are there. And I get that. But I've
12 also got a lot of beach houses on the south side,
13 and the rounded element was very popular for a long
14 time. The rounded shingle element on a house like
15 that.

16 So I'm a little prejudiced because I keep
17 bouncing back to that. Although I think you can pick
18 out in your drawings any element on any house in
19 Greenport. The fact they are all combined and they
20 run on, you know, it's not rounded element versus,
21 and then a run and a sharp to recreate some of that
22 aspect.

23 But you get what I'm saying. Every corner is
24 rounded, you know. And it, and the verticalness of
25 the siding and all that sort of stuff, too, is just

1 something that I built a lot of in my day, and it
2 was always with a contemporary feel.

3 So again, I'm a little bit prejudice. But
4 again, I pick up on some of the details you are
5 gathering here, and I just think it's --

6 CHAIR RATSEY-WILLIAMS: I, too, think the
7 third floor, if you, even just put your hand over
8 it, it changes the whole look and feeling of the
9 heaviness of this.

10 I would like to see more detail around the
11 windows, some, so they didn't look quite as modern.

12 MEMBER MCMAHON: What you have in Greenport
13 also, is if you have a setback like that is more of
14 a widow's walk detail. You can't make that a 21-room
15 widow's walk, but if you know what I'm talking
16 about.

17 MR. PRIVES: Yes. I think the response for
18 the setback came from initial feedback we got from
19 our first Planning Board meeting, our pre-submission
20 Planning Board meeting, and to help mitigate the
21 scale of it as you are approaching.

22 MEMBER MCMAHON: Gotcha.

23 MR. PRIVES: So we are trying to respond to
24 what the initial feedback was, just for context.

25 MEMBER MCMAHON: Right. Understood. Pull it

1 out of perspective of where you are standing, close
2 to it, but, whatever. I get it.

3 MR. LUFT-WEISSBERG: I think it's worth
4 reiterating that the addition of the third floor as
5 a functional requirement for the project, our
6 challenge as the designer of this project was to
7 figure out how to make that third floor the least
8 imposing, most visually pleasing way.

9 So everything you brought up is spot on in
10 that our treatment of the first two stories is
11 intended to give somebody walking on the sidewalk,
12 somebody driving by, the experience of a primarily
13 two-story structure, with a setback lighter,
14 contextual painted shingle, sort of third-story hat
15 on top of it, that as a functional requirement of
16 this project we think is done in a way that is
17 esthetically appropriate.

18 So, we are all dancing around the same
19 topic. But I think it's, there is a reason why we
20 went this route with the massing and the varying
21 finishes of the lower two stories versus the upper
22 level.

23 And as you walk by or drive by the site, you
24 really do get a two-story massing which is no higher
25 than the existing condition, and then you have that

1 third floor, which is meant to be sort of light and
2 airy on top above the plantings.

3 CHAIR RATSEY-WILLIAMS: But it's so dense.

4 MR. PRIVES: And perhaps one thing I would
5 like to point out to you, is just, what is not shown
6 on our rendering is the telephone poles, additional
7 trees that are existing, that will remain, that do
8 obstruct the view to some degree, especially on the
9 top left-hand.

10 Those trees are not captured in their full
11 extent on our renderings that I think in the summer
12 when they are full --

13 CHAIR RATSEY-WILLIAMS: The big pine over on
14 the corner, yes, of Fourth Avenue.

15 MR. PRIVES: Yes. Will definitely, I think,
16 help break up the visual component as you are
17 entering, and obviously it's not always summer and
18 full of leaves.

19 MEMBER BORRELLI: I think one of the things
20 you've got going for you, though, with this design,
21 in my opinion, is when you come into Greenport,
22 before you even get to the hotel, you've got the
23 high school. And that architecture, 1930s,
24 Superman-type of the Chrysler building type of
25 thing, you've got a lot of the elements, I see,

1 immediately when I saw it, I thought of the high
2 school. So it's a whole different era of Greenport,
3 let's say.

4 And then, as Frank had said, a huge
5 improvement over what we have been looking at for
6 many, many years at The Greenporter.

7 So the top thing, I mean, my thoughts, I
8 don't know how, it's hard for me to visualize stuff
9 unless I see it, but maybe doing the windows up on
10 the top, you know, the side ones, if it's not a
11 door, putting the two-and-two, over two, the mullion
12 again, maybe doing the board and batten-type of
13 thing with the cedar, making it smaller, it's not
14 going to be as long but maybe put the cedar up there
15 so it sort of, like it goes away almost.

16 You know where, when you pop it out with the
17 shingle on there, you've now made it a separate
18 thing, you know. It's okay on the sides, but maybe
19 like in the front you want it to be more continuous
20 so that it's, you know, like something, you don't
21 like something and you just paint it the same color
22 as the walls and it almost sort of goes away, you
23 know. So maybe that type of thing to do. And maybe
24 do that maybe on the windows, you know, carry that
25 theme through. Because those windows are pretty.

1 They are elegant. I think they are elegant. And
2 then maybe take a look at the high school and pull
3 something off the high school, because it's kind of
4 in the same, it reminds me of that look.

5 MEMBER DEGEN: The cedar shingle, your eye
6 does go to that right away.

7 MEMBER BORRELLI: Yup.

8 MEMBER DEGEN: It doesn't disappear, and it
9 should disappear.

10 MR. PRIVES: So the cedar shingle that is
11 shown here is painted, so maybe if we left it
12 natural, that might help more.

13 MEMBER BORRELLI: Yes. It gets dirty-looking
14 though. I don't know. But I know you want to
15 discuss cedar. There is so much cedar shingle, I
16 don't want to give my opinion on cedar shingles.

17 MEMBER CLAUDIO: You know, the garden is going
18 to pull your eye up there, too. It's almost intended
19 to draw you up.

20 CHAIR RATSEY-WILLIAMS: Can you just tell me
21 your thinking about the rounded corners; why that
22 was a design element that you were drawn to?

23 MR. LUFT-WEISSBERG: Sure. So this design went
24 through many iterations, first of all. And not all
25 the corners, somebody mentioned earlier that all the

1 corners had been rounded. The use of the rounded
2 corner is primarily focused in the center where the
3 two buildings are now joined and connected.

4 There is this gap between the two structures.
5 And essentially we had a concept of creating a much
6 more pleasing, welcoming void between these two
7 structures, and sort of as you come to very early
8 on, bringing them closer together so that they feel
9 more in line and not this two sort of weird
10 kiddy-cornered angles.

11 And that transition was still a pretty harsh
12 transition originally in our master planning, until
13 we rounded it. We do love the reference to these
14 other coastal homes that have those beautiful,
15 rounded shingled porches.

16 And just elements that are more comfortable,
17 more human scale to sort come in through. So it's
18 about connecting these two buildings and then
19 softening the connection, really.

20 MEMBER DEGEN: And there is only going to be
21 the one entrance coming in the front?

22 MR. PRIVES: One entrance in the front, but we
23 are going to maintain the existing second entry and
24 exit on to 4th Avenue, which is in the back left of
25 the property.

1 MEMBER CLAUDIO: So where are you going,
2 coming through the hotel, where do I enter?

3 MS. CASALE: So you would enter at the middle
4 of the building, where those two, that connection is
5 located, and from there to get to the hotel you
6 would go left into the lobby, and to go to the
7 restaurant, you would go to the right side.

8 So as you can see here where Dillon is
9 pointing, you walk right up from the street, if you
10 are coming from town, you can go left or right, and
11 then that also brings you into the central
12 courtyard. And then if you are coming from the
13 parking lot, you would walk up the side of the
14 building and, again, through that central connection
15 of the buildings.

16 MEMBER CLAUDIO: You are pulling off Front in
17 all instances.

18 MS. CASALE: Yes.

19 MEMBER BORRELLI: As it is now.

20 MR. PRIVES: Yes, that's currently how it is.

21 CHAIR RATSEY-WILLIAMS: I would love to see a
22 drawing without the third floor and the garden. I
23 think it would soften it up tremendously, and it
24 would be handsome, it would show off some
25 architecture.

1 MR. PRIVES: One of the things, with regard to
2 the windows, the windows that are currently located
3 on the building don't have mullions on it. They are
4 just all glazing, so --

5 CHAIR RATSEY-WILLIAMS: And we appreciate
6 that.

7 MR. PRIVES: Yes. So we are --

8 CHAIR RATSEY-WILLIAMS: I think even detail,
9 wooden detail around the windows themselves would
10 also soften it up, you know.

11 MS. CASALE: There is the batten detail that
12 goes up the whole, that wood piece. It would also
13 frame out the top and bottom. So those battens are
14 aligned with the edge of the window in order to
15 frame it out more.

16 CHAIR RATSEY-WILLIAMS: But they are not on
17 the top or bottom.

18 MS. CASALE: They are on the top or bottom. It
19 gets continued there. It's a little harder to see in
20 this. You would need to zoom in a bit. I can show
21 you here.

22 MEMBER CLAUDIO: They are on the top and the
23 bottom, they are just not on the sides?

24 MS. CASALE: (Indicating). You can see on the
25 top there. So it would frame those out.

1 CHAIR RATSEY-WILLIAMS: See, that's where your
2 garden should be, on the first floor. Look at that.
3 It looks fabulous.

4 Show these guys, would you please.

5 MEMBER MCMAHON: (Perusing). Yes.

6 CHAIR RATSEY-WILLIAMS: All right, as this is
7 only a preliminary discussion, does anyone have any
8 other --

9 MEMBER BORRELLI: I'm just in favor of more
10 battens like up on the top carrying it through. It
11 does give a beach vibe, too.

12 You know, if you are pulling on the 1950's
13 thing, you pull those battens, I mean, historically,
14 they are historic. But forget that, but just to, a
15 beachy thing, too. It's like not a shack, I don't
16 want to say a shack. But battens are always, you
17 know, closer to the beach, I think, anyway. It's
18 something that we see a lot around here, you know,
19 in the construction.

20 CHAIR RATSEY-WILLIAMS: All right, do you have
21 any questions for us?

22 MR. PRIVES: No.

23 CHAIR RATSEY-WILLIAMS: We thank you very
24 much for coming.

25 MR. PRIVES: Thank you, very much, for having

1 us.

2 CHAIR RATSEY-WILLIAMS: Thank you. I
3 appreciate your presentations and you will key into
4 the red-coded --

5 MR. PRIVES: Fantastic. Thank you, very much.

6 CHAIR RATSEY-WILLIAMS: Item No. 7. It is 6:20
7 and I'll make a motion to adjourn.

8 Do I have a second?

9 MEMBER BORRELLI: I'll second it.

10 CHAIR RATSEY-WILLIAMS: All those in favor?

11 (ALL AYES).

12 All those opposed?

13 (No response).

14 CHAIRWOMAN RATSEY-WILLIAMS. Motion carries.

15 Thank you, and have a nice evening.

16 (The time noted is 6:22 p.m.)

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