

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 3rd & South Streets
9 Greenport, NY, 11944
10
11 January 20, 2026
12 6:00 p.m.
13
14 B E F O R E:
15 JOHN SALADINO - CHAIRMAN
16 DINNI GORDON - MEMBER
17 JACK REARDON - MEMBER
18 SETH KAUFMAN - MEMBER
19 *****
20 ALSO IN ATTENDANCE:
21 MICHAEL NOONE - CLERK TO THE BOARD
22
23
24
25

1 (Whereupon, the meeting was called
2 to order at 6:04 p.m.)

3 CHAIRMAN SALADINO: Folks, we're
4 ready. It's approximately 6:03, 6:04.
5 This is the Village of Greenport Zoning
6 Board of Appeals regular meeting.

7 Item number 1 -- and as an
8 explanation to the public, to the
9 public at home, one of our members,
10 David Nyce, is a fire chief. He won't
11 be here, he's at a fire. So he's
12 excused.

13 Item number 1 is a motion to
14 accept the minutes of the December 16,
15 2025 Zoning Board of Appeals meeting.
16 So moved.

17 MEMBER GORDON: Second.

18 CHAIRMAN SALADINO: All in favor?

19 (Aye said in unison.)

20 CHAIRMAN SALADINO: And I'll vote
21 aye.

22 Item number 2 is a motion to
23 schedule the next Zoning Board of
24 Appeals meeting for February 17, 2026
25 at 6:00 p.m. at the Station One

1 Firehouse, Third and South Street,
2 Greenport, New York 11944. So moved.

3 MEMBER KAUFMAN: Second.

4 CHAIRMAN SALADINO: All in favor?

5 (Aye said in unison.)

6 CHAIRMAN SALADINO: And I'll vote
7 aye.

8 Item number 3 is 229 Sixth Street.
9 This is a motion to accept the findings
10 and determinations for Jessica Zarzychi
11 and Scott D. Buschman. The property is
12 located in the R-2 One and Two Family
13 Residential District and is not located
14 in the Historic District. The Suffolk
15 County Tax Map Number is 1001-7-1-5.
16 Everyone has read the findings?

17 MEMBER GORDON: Yes.

18 CHAIRMAN SALADINO: Got them a
19 little late today.

20 MEMBER KAUFMAN: Yes.

21 CHAIRMAN SALADINO: So moved.

22 MEMBER REARDON: Second.

23 CHAIRMAN SALADINO: All in favor?

24 (Aye said in unison.)

25 CHAIRMAN SALADINO: And I'll vote

1 aye.

2 Item number 4 is 140 Main Street.
3 This is a motion to accept the findings
4 and determinations for Robert I. Brown,
5 RA on behalf of Mark and Patty Carlos.
6 The property is located in the CR
7 Retail Commercial District and is also
8 located in the Historic District. The
9 Suffolk County Tax Map Number is
10 1001-5-3-8.

11 If our attorney was here -- I'll
12 ask our clerk, he's a legal eagle. I
13 recused myself from this application
14 last month. Should I vote on the
15 findings or should I just abstain?

16 CLERK NOONE: You can probably
17 abstain because we have a quorum
18 without you.

19 CHAIRMAN SALADINO: How do you
20 know they'll all going to vote yes?
21 I'm only kidding.

22 CLERK NOONE: I feel very
23 optimistic about the vote.

24 CHAIRMAN SALADINO: I'm only
25 kidding. Actually I kind of think --

1 since I was here and I saw the findings
2 and I saw the conversation, I could
3 vote. But to be on the safe side, I'll
4 abstain.

5 MEMBER GORDON: I think that the
6 point of this is that you have read and
7 you are in agreement with what was
8 decided and you didn't -- that -- not
9 that you as a matter of principle cared
10 about what was decided, but that you
11 saw that, yes, in this time, at that --
12 in this place, those were the
13 decisions, and that doesn't seem to me
14 to be any kind of grounds for recusal,
15 but it's up to you.

16 CHAIRMAN SALADINO: Well, I wasn't
17 going to recuse, I was going to
18 abstain. Anyway, so moved.

19 MEMBER GORDON: Second.

20 CHAIRMAN SALADINO: All in favor?

21 (Aye said in unison.)

22 CHAIRMAN SALADINO: I'm going to
23 abstain. Just to make sure. This was
24 a controversial application. I don't
25 want to throw a monkey wrench into it.

1 Item number 5 is 411 Fifth Street.
2 This will be a motion to accept the
3 application, schedule a public hearing,
4 and arrange a site visit regarding the
5 application of Robert and Kristin
6 Chute. Applicants propose to add a one
7 story rear addition to an existing
8 single family residence. This would
9 increase the total building lot
10 coverage by 573 square feet with a
11 total lot coverage of 25.6 percent.
12 This requires the following variance,
13 I'll read it, to permit a north side --
14 to permit a north side yard setback of
15 5.5 feet where a minimum of 10 is
16 required. The property is located in
17 the R-2 One and Two Family Residential
18 District and is not located in the
19 Historic District. The Suffolk County
20 Tax Map Number is 1001-6-5-18.

21 MR. MAZZAFERRO: Hi.

22 CHAIRMAN SALADINO: Name and
23 address for the stenographer.

24 MR. MAZZAFERRO: Nicholas
25 Mazzaferro, P.O. Box 57, Greenport, New

1 York.

2 CHAIRMAN SALADINO: Nick, you want
3 to tell us a little something about
4 this?

5 MR. MAZZAFERRO: Yeah, I'm the
6 engineer and designer on the project.
7 This house, it is in excess of a
8 hundred years old. The family that's
9 in there now has been in there since
10 1959. They're looking to do a
11 renovation to create a better first
12 floor living space as we all get older.
13 The existing structure is set on a lot
14 with a setback of 5.73, is that what it
15 shows there, from the north side.
16 Standard size lot in Greenport, I think
17 it's 60 foot wide, 100 feet long. We
18 are building an extension of one story
19 on top of a crawl space, not a deep
20 foundation, and the purpose for the
21 variance is to allow us to align the
22 north wall in a straight line. This
23 way, the overall architecture of the
24 house gets maintained, the look gets
25 maintained. It's going to be a simple

1 gable roof on it. And the only thing
2 we'd need to not require a variance of
3 any kind would be to pull the building
4 in, pull the extension in five or six
5 feet, and it wouldn't align with the
6 other side very neatly on the south
7 side of the property to create the back
8 room. It's basically a single room
9 expansion. So we're not looking for
10 coverage, we're not looking for height,
11 we're not looking for rear yard. We've
12 met all those criteria. And it's a
13 very straightforward request mostly
14 because of the alignment with the
15 existing house.

16 CHAIRMAN SALADINO: So Nick,
17 nothing on the south side, right, we're
18 good on the south side, and on the
19 north side it's just -- and we're not
20 going out -- looking at the site plan,
21 we're not going out to that bump out to
22 the bay window?

23 MR. MAZZAFERRO: No, we're going
24 out to the main wall. We're staying on
25 the main line of construction.

1 CHAIRMAN SALADINO: So it's five
2 and a half feet.

3 MR. MAZZAFERRO: That's where the
4 house is sitting right now on the north
5 side.

6 CHAIRMAN SALADINO: Okay. Do any
7 of the Members have any questions for
8 the applicant? Seth?

9 MEMBER KAUFMAN: No, I don't.

10 CHAIRMAN SALADINO: Dinni?

11 MEMBER REARDON: I have a
12 question. Why do the plans indicate
13 that the house is actually a foot and a
14 half off the line, and we're looking at
15 a variance for five and a half feet off
16 the line?

17 CHAIRMAN SALADINO: I got it. He
18 doesn't have that sheet. Here is the
19 proposed construction. So here is the
20 existing house, don't have to worry
21 about that. This is the new.

22 MEMBER REARDON: Right. But we
23 have always taken on the variances for
24 the existing nonconformities.

25 CHAIRMAN SALADINO: I think

1 there's been -- I can't speak with any
2 authority because I don't have any
3 authority, but I think what our
4 attorney decided at -- the guy that
5 usually sits there -- he decided at a
6 previous or a couple of previous ago
7 meetings that the new policy, although
8 we don't have that, but the new policy
9 will be that anything preexisting and
10 nonconforming that's there, the only
11 thing that will be addressed is the new
12 nonconformity.

13 MEMBER REARDON: Makes perfect
14 sense. Thank you.

15 So no, I have no questions.

16 CHAIRMAN SALADINO: All right.
17 Everybody is kind of on the same page
18 with this. I'm going to make a motion
19 that we accept this application. So
20 moved.

21 MEMBER REARDON: Second.

22 CHAIRMAN SALADINO: All in favor?

23 (Aye said in unison.)

24 CHAIRMAN SALADINO: And I'll vote
25 aye. And we're going to schedule the

1 public hearing for -- we're going to
2 schedule the public hearing for
3 February 17th at 6:00. We set them all
4 at 6:00 p.m. There will be another one
5 that evening also.

6 MR. MAZZAFERRO: Site visit.

7 MEMBER GORDON: Do we really need
8 to --

9 CHAIRMAN SALADINO: That was my
10 next question. Do we need a site
11 visit?

12 MEMBER GORDON: Since it is simply
13 an increase in the nonconforming
14 alignment and it's perfectly aligned
15 with the original house.

16 CHAIRMAN SALADINO: That's not so.

17 MEMBER GORDON: It isn't?

18 CHAIRMAN SALADINO: It's aligned
19 with a portion of the house.

20 MEMBER GORDON: Okay, yes, a
21 portion of the house.

22 CHAIRMAN SALADINO: You know, if
23 you want to go for site visit. It is
24 February.

25 CLERK NOONE: Just remember, you

1 have one scheduled for 4:00.

2 CHAIRMAN SALADINO: We have a site
3 visit that day also at 4:00. We have
4 to ask our resident time guy, is it
5 going to be dark at --

6 MEMBER KAUFMAN: There will still
7 be enough light at 4:30.

8 MEMBER GORDON: Okay. Let's do it
9 at 4:30.

10 MEMBER KAUFMAN: If you want.

11 CHAIRMAN SALADINO: We're kind of
12 over-thinking this. We apologize.
13 We're over-thinking this. I personally
14 don't see the need for a site visit.

15 MEMBER KAUFMAN: I'm fine skipping
16 it.

17 MEMBER GORDON: I don't either.

18 MEMBER REARDON: I don't feel an
19 obligation to go. This seems pretty
20 straightforward. I think our Building
21 Department will follow up if there's
22 anything out of line. I don't see a
23 required need.

24 CHAIRMAN SALADINO: All right. So
25 are we in agreement, no site visit? So

1 we won't visit the site, you won't have
2 to stake anything out. We kind of see
3 what's going on here. And we'll see
4 you folks on February 17th. That's it.
5 Did you folks want to say something?

6 (Whereupon, there was simultaneous
7 crosstalk.)

8 MR. MAZZAFERRO: What they're
9 supposed to do next.

10 CHAIRMAN SALADINO: Talk to Mike.

11 CLERK NOONE: You're all set.

12 CHAIRMAN SALADINO: He'll tell you
13 about the placard, he'll tell you
14 whatever you have to pay for the
15 placards.

16 CLERK NOONE: Yeah, you'll get an
17 e-mail fairly shortly with all the
18 instructions. Trust me, you're good.

19 CHAIRMAN SALADINO: There will be
20 some mailings, you have to let the
21 neighbors know.

22 AUDIENCE MEMBER: And you give us
23 a list of who we have to mail to.

24 CLERK NOONE: I'm going to send
25 you an e-mail with all the instructions

1 regarding the placard, regarding the
2 mailings. I'll send you a copy of the
3 public notice that you have to send in
4 the mailings. And I'm here obviously
5 if you have any questions after you get
6 that e-mail.

7 AUDIENCE MEMBER: Okay, great.
8 We'll just wait to get the e-mail.

9 MEMBER GORDON: Are you going to
10 miss your coal stove or your stove? I
11 saw that you're taking the wood burning
12 stove out.

13 AUDIENCE MEMBER: That's a gas
14 stove, yeah. You know, I'm looking
15 forward to the change. It will be nice
16 to do away with the --

17 AUDIENCE MEMBER: It's nice this
18 time of year to sit with a cup of
19 coffee.

20 CHAIRMAN SALADINO: I'm not a big
21 fan of wood burning. I have a
22 fireplace, it burns wood. I'm not a
23 big fan. I like to look at it, but I
24 hate going to get the wood, I hate
25 cleaning the chimney, I hate cleaning

1 the ashes, I hate carrying the wood in.
2 So it's kind of like a trade off.

3 Okay, folks, we'll see you on
4 February 17th.

5 Item number --

6 AUDIENCE MEMBER: Thank you.

7 CHAIRMAN SALADINO: Item number 6
8 is any other Zoning Board of Appeals
9 business that might properly come
10 before this Board.

11 I have a question for the Members,
12 I don't want to tie us up too long
13 here. The -- there's an initiative by
14 the Village Board to -- for the last 10
15 or 12 years, we've always had the
16 option for alternate members, and the
17 Village has never appointed any. So
18 we've never had the opportunity to use
19 alternate members. And alternate
20 members, if they were used, would only
21 be for conflicts of interest. It's
22 rare that this Board has a conflict of
23 interest.

24 MEMBER GORDON: I've been on the
25 Board now for 10 years, I've never

1 encountered a conflict of interest or
2 the need for an alternate board member.
3 When I saw that was on the -- I
4 thought, boy, they have so many
5 important things to do, why are they
6 doing this?

7 CHAIRMAN SALADINO: Don't say
8 that.

9 MEMBER GORDON: I'm not supposed
10 to say that.

11 CHAIRMAN SALADINO: We don't want
12 to insult anybody. But I agree with
13 you. I can remember perhaps one, two
14 -- I remember one time one of our
15 members had the same attorney as --
16 Arthur Tasker had the same attorney as
17 one of the applicants.

18 MEMBER GORDON: But he recused
19 himself.

20 CHAIRMAN SALADINO: He did. That
21 was for a conflict of interest. So the
22 Planning Board -- just to get it
23 straight, so you guys get it straight,
24 the Village Board, all they wanted to
25 do was change the term for alternate

1 members from five years to one year. I
2 don't have an issue. I could care less
3 about that. And it was to increase
4 interest or more interest in being part
5 of the Zoning Board. If you never get
6 to use -- be used, it's, like, how much
7 interest, you sit there for a year, how
8 much -- or five years. But then they
9 asked because it's a code change,
10 because it's Chapter 150, they asked
11 the Planning Board's input, and the
12 Planning Board came back with some
13 recommendations that alternate members
14 could be used for any reason, absences,
15 sickness, illness, vacations. I spoke
16 at a Village Board meeting the other
17 night, whenever that was, I voiced my
18 opinion. Not a collective opinion for
19 the Zoning Board, but my opinion as a
20 Member of the Zoning Board and as the
21 chairman. I'm kind of, like, opposed
22 to that. You know, I kind of think you
23 get appointed to a board, it's a
24 slippery slope. Once you give a
25 chairman the reason to put somebody

1 else in an appointed person's slot, it
2 could be -- I'm not saying that this is
3 the case, all I'm saying is it's
4 possible to use that different than
5 we're supposed to be. So this is not
6 official, I would just be interested
7 and you guys -- I'm opposed to that. I
8 think the way the code is in the book
9 is the way it should be.

10 As far as the time, to me, that's
11 a nonissue. I don't care if it's one
12 year or five years or six months. It
13 doesn't make a difference. Jack was at
14 that meeting, he heard what I had to
15 say. I don't know if he agrees, but --

16 MEMBER KAUFMAN: I think it's
17 unnecessary. I saw the e-mails and I
18 was a little confused why this became a
19 thing. It's been a nonissue. How many
20 times have we not been able to have a
21 quorum?

22 CHAIRMAN SALADINO: Never. In my
23 experience here --

24 MEMBER KAUFMAN: We got close
25 once.

1 CHAIRMAN SALADINO: We have never
2 cancelled a meeting because of a lack
3 of --

4 MEMBER KAUFMAN: We got close once
5 in all the five years I've been doing
6 this, we got close, but we still --

7 CHAIRMAN SALADINO: Horseshoes and
8 hand grenades.

9 MEMBER KAUFMAN: That's what I
10 mean, it was only once, so I don't
11 really see why it's a thing.

12 CHAIRMAN SALADINO: Dinni, what do
13 you think?

14 MEMBER GORDON: I think it's a
15 nonissue. I think there are just so
16 many more important things to be doing.

17 MEMBER KAUFMAN: I think, you
18 know, if you bring on an alternate
19 board member, they're going to be
20 disillusioned, they'll never get to the
21 big time the way we do. They'll always
22 be watching.

23 MEMBER GORDON: Waiting for that
24 one moment when there are ten people in
25 the public part.

1 MEMBER KAUFMAN: It's like that
2 picture in September of the Mets just
3 waiting to go out there but never
4 actually getting to -- go back to the
5 minors.

6 CHAIRMAN SALADINO: Well, anybody
7 that's ever served on jury duty as an
8 alternate on jury duty, you sit through
9 all the minutia and then when it comes
10 time to vote, they send you home.
11 It's, like, I don't even get to voice
12 my opinion.

13 MEMBER KAUFMAN: I think it's
14 cruel. I think it's a cruel thing.

15 CHAIRMAN SALADINO: Jack, what do
16 you think?

17 MEMBER REARDON: Well, I think big
18 picture it's a moot point. And I
19 believe it's a moot point because it's
20 going to be hard to cultivate interest
21 for somebody to fill that position.
22 However, I think the administration
23 could handle it in such a way that if
24 we have an alternate and they step in
25 at a situation, I would like to see

1 them follow that particular issue
2 through. It would be fair to them,
3 maybe not so fair to the member that
4 they're replacing. But that's just a
5 procedural thing. I personally don't
6 think we need an alternate member. I
7 do think it would be difficult to find
8 somebody that would be willing to have
9 the stick-to-itiveness that an
10 alternate would have to have here.

11 CHAIRMAN SALADINO: Well, just for
12 the record, alternate members are
13 already provided in the code. It's
14 already the law of the land that they
15 can appoint two alternate members. And
16 I never --

17 MEMBER GORDON: For five year
18 terms.

19 CHAIRMAN SALADINO: Five year
20 term. Diana and I were on the Board
21 when that law came into effect, I think
22 it was, like, nine years ago.

23 MEMBER GORDON: A long time ago.

24 CHAIRMAN SALADINO: I know I spoke
25 to it then, and the Village Board at

1 that time decided the only time you
2 would use -- and New York State Village
3 Law, the only time you'd use an
4 alternate member is for a conflict of
5 interest. Again, I don't have a
6 problem with alternate members, it's
7 already part of the code. I don't have
8 a problem with the Village Board
9 appointing the two alternate members.
10 You know, they would have to search for
11 somebody to do that, I guess.

12 The question I have, the problem I
13 have is the way the alternate member
14 would be used is -- if there wasn't a
15 conflict of interest and there was a
16 vacancy. Like tonight, David fighting
17 a fire, you know, and he's certainly 99
18 and 9/10 percent sure that he's going
19 to be here next month for this
20 application or the next application.
21 So what happens? The guy gets -- we
22 pull him out of the audience, he comes
23 and sits at the dais, and says, yeah,
24 okay. And then I just --

25 MEMBER REARDON: Or worse, he says

1 no.

2 CHAIRMAN SALADINO: Well, you
3 know, funny you should mention that
4 because part of the reasoning for
5 putting this initiative forward, one of
6 the Trustees had said that the
7 motivation was because they watched a
8 Zoning Board meeting last month where
9 there would be a 2-2 tie and an
10 alternate member -- the Chairman
11 recused himself, and there was --
12 actually what they said was there was a
13 2-2 tie and there wasn't. And an
14 alternate member would have prevented
15 that from happening. I had to remind
16 that Trustee that, you know, there was
17 never a suggestion that there was going
18 to be a 2-2 tie, as a matter of fact,
19 the vote was 4-0.

20 MEMBER KAUFMAN: I think they read
21 into things.

22 CHAIRMAN SALADINO: Yeah, they
23 read -- the discussion -- and for the
24 folks that come here, for the folks at
25 home, for the folks in the audience

1 here, we talk about a lot of different
2 stuff, but when it comes to voting,
3 that's what matters. We run with some
4 stuff, we talk about some stuff, and
5 then it's the vote that matters, not
6 the conversation.

7 MEMBER KAUFMAN: I just think as a
8 practical matter the idea of getting
9 someone to sit in these meetings for
10 years on the off chance that someone is
11 not going to show up so they can come
12 up and sit here and listen, who would
13 -- what's the constituency for that?
14 Where are these people going to come
15 from?

16 CHAIRMAN SALADINO: I think -- I
17 hesitate to say this. It wasn't the
18 Village Board that came up with the
19 idea of alternate members for any
20 reason, it was the Planning Board.
21 Their motivation is their motivation.
22 And that night they had two members
23 missing, so maybe if they had alternate
24 members it would have been a different
25 conclusion. But I just think to try to

1 circumvent the code that's here now, I
2 use this expression all the time, it
3 seems like an elaborate solution to a
4 nonexistent problem.

5 MEMBER KAUFMAN: Yes.

6 CHAIRMAN SALADINO: So if the
7 Members are in agreement, I'll make our
8 opinion known to the Board. There's
9 going to be a public hearing, actually
10 I don't think it's next week. I don't
11 think it's Thursday. I think it's --
12 would you know when the public hearing
13 for that is?

14 CLERK NOONE: I don't, I'm sorry.

15 CHAIRMAN SALADINO: The clerk
16 doesn't know.

17 CLERK NOONE: I don't -- that's
18 not my purview.

19 CHAIRMAN SALADINO: Again, if it's
20 okay with the Members, one of us or all
21 of us or if I'm at that meeting will
22 let our opinion be known, if it's okay
23 with you guys. Other than that, that's
24 all.

25 MEMBER GORDON: Do we need to vote

1 on it?

2 CHAIRMAN SALADINO: I kind of
3 think our opinion here is --

4 MEMBER GORDON: Fine.

5 CHAIRMAN SALADINO: I don't think
6 anybody is going to deny it.

7 MEMBER GORDON: I'm just asking.
8 That's fine.

9 CHAIRMAN SALADINO: If you want to
10 vote, we'll vote. I wouldn't even be
11 sure what we're voting on. This is an
12 opinion.

13 So, all right. Sorry, folks.

14 MEMBER REARDON: There is a Board
15 meeting on Thursday.

16 CHAIRMAN SALADINO: I don't think
17 the public hearing for this is
18 Thursday. I think the public hearing
19 for video conference might be Thursday.

20 CLERK NOONE: I'll find out
21 tomorrow when it is.

22 CHAIRMAN SALADINO: I don't even
23 know what that's about. We have enough
24 trouble with this let alone video
25 conferencing.

1 Anyway, moving on. Item number 7
2 is a motion to adjourn. Sorry, folks.
3 So moved.

4 MEMBER KAUFMAN: Second.

5 CHAIRMAN SALADINO: All in favor?

6 (Aye said in unison.)

7 CHAIRMAN SALADINO: And I'll vote
8 aye.

9 (Whereupon, the meeting was
10 adjourned at 6:29 p.m.)

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

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3 I, AMY THOMAS, a Court Reporter and Notary
4 Public, for and within the State of New York,
5 do hereby certify:

6 THAT the above and foregoing contains a
7 true and correct transcription of the
8 proceedings held on January 20, 2026 and were
9 reported by me.

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

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand this 21st day of JANUARY, 2026.

16

17

-----*Amy Thomas*-----

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AMY THOMAS

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