

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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ZONING BOARD OF APPEALS

REGULAR SESSION

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Station One Firehouse

3rd & South Streets

Greenport, NY, 11944

January 18, 2022

6:00 p.m.

B E F O R E:

JOHN SALADINO - CHAIRMAN

DINNIE GORDON - MEMBER

SETH KAUFMAN - MEMBER

NOT PRESENT:

JACK REARDON- MEMBER

CONNIE SOLOMAN - MEMBER

ALSO IN ATTENDANCE:

PAUL PALLAS - VILLAGE ADMINISTRATOR

ROBERT CONNOLLY - ZONING BOARD ATTORNEY

AMANDA AURICHIO - SECRETARY TO THE BOARD

1 (*The meeting was called to order at 6 p.m.*)

2 CHAIRMAN SALADINO: Good evening, folks.

3 This is the Village of Greenport Zoning Board of
4 Appeals Regular Meeting. Tonight is what you see
5 is what you get. We have two members absent, so.

6 Item No. 1 is motion to accept the minutes
7 of the December 21st, 2021 Zoning Board of
8 Appeals meeting. So moved.

9 MEMBER GORDON: Second.

10 CHAIRMAN SALADINO: All in favor?

11 MEMBER GORDON: Aye.

12 MEMBER KAUFMAN: Aye.

13 CHAIRMAN SALADINO: And I'll vote aye.

14 (December 21, 2021 Minutes Accepted -
15 VOTE: 3/0/0/2 - Not Present: Member Reardon &
16 Member Soloman).

17 Item No. 2 is a motion to approve the
18 minutes of the November 16th, 2021 Zoning Board
19 of Appeals meeting. So moved.

20 MEMBER KAUFMAN: Second.

21 CHAIRMAN SALADINO: All in favor?

22 MEMBER KAUFMAN: Aye.

23 MEMBER GORDON: Aye.

24 CHAIRMAN SALADINO: And I'll vote aye.

25 (November 16, 2021 Minutes Approved -

1 VOTE: 3/0/0/2 - Not Present: Member Reardon &
2 Member Soloman).

3 Item No. 3 is a motion to schedule the next
4 Zoning Board of Appeals meeting for February
5 15th, 2022 at 6 p.m. at Station One Firehouse,
6 Third and South Streets, Greenport, New York,
7 11944. So moved.

8 MEMBER KAUFMAN: Second.

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER KAUFMAN: Aye.

11 MEMBER GORDON: Aye.

12 CHAIRMAN SALADINO: And I'll vote aye.

13 (February 15th, 2022 ZBA Meeting Scheduled
14 - VOTE: 3/0/0/2 - Not Present: Member Reardon &
15 Member Soloman).

16 Item No. 4 - 148 Bay Avenue: It's a motion
17 to accept the Findings and Determinations for
18 Jenna and Donald Williams. Their property is
19 located in the R-2 (One and Two-Family) District
20 and is located in the Historic District.
21 The Suffolk County Tax Map No. 1001-5.-2-15..

22 We got these a couple or three days ago, I
23 guess; I'm not sure that when we got them. If
24 the members are comfortable --

25 MEMBER KAUFMAN: Yeah.

1 MEMBER GORDON: Yeah, I'm comfortable. But
2 I didn't -- I picked up materials on Friday, they
3 weren't there. So, are they available to us now?

4 CHAIRMAN SALADINO: Uh --

5 MEMBER GORDON: Or maybe -- maybe they came
6 after I was there, but I was there at two in the
7 afternoon Friday.

8 CHAIRMAN SALADINO: I think -- I think they
9 might have come like later that afternoon, I'm
10 not sure when. We have a -- we can -- do we have
11 a copy of the findings for Diana? Would you like
12 to -- if you're comfortable with reading them
13 now?

14 MEMBER GORDON: Yes, yes. But I am
15 prepared to vote because I'm sure they're fine.
16 But I -- you know, it was a long weekend.

17 CHAIRMAN SALADINO: (Indiscernible).
18 (Laughter).

19 ADMINISTRATOR PALLAS: We don't have an
20 extra copy.

21 CHAIRMAN SALADINO: Maybe your copy she
22 could just read them while the applicant --

23 MEMBER GORDON: Are they in my box?

24 ROBERT CONNOLLY: I e-mailed them to you,
25 unless I have the wrong e-mail address for you.

1 MEMBER KAUFMAN: Yeah, I got them by
2 e-mail.

3 MEMBER GORDON: Yeah? Okay. All right,
4 it's my fault.

5 CHAIRMAN SALADINO: Just give us all a
6 dollar and you're absolved.

7 (*Laughter*)

8 Should we -- can we just peruse your copy?
9 Could Diana just peruse your copy and we'll just
10 hold this vote until after we take up the next
11 agenda item?

12 (*Administrator Pallas handed said
13 Copy to Member Gordon*)

14 CHAIRMAN SALADINO: All right, the next
15 agenda item is (Item No. 5) 145 Central Avenue:
16 It's a motion to accept the application, schedule
17 a public hearing and arrange a site visit for the
18 application of Tom Innamorato -- am I getting
19 that right?

20 MR. SIDOR: That's right.

21 CHAIRMAN SALADINO: For the property
22 located at 145 Central Avenue, Greenport, NY,
23 11944. The property is located in the R-2 (One
24 and Two-Family) District and is located in the
25 Historic District. This property requires an

1 area variance. The Suffolk County Tax Map is
2 1001-5.-2-2. We have the Notice of Disapproval.
3 Is the applicant here?

4 MR. SIDOR: Yep.

5 CHAIRMAN SALADINO: Name and address for
6 the stenographer.

7 MR. SIDOR: My name is Ryan Sidor
8 representing Robert I. Brown, Architect P.C. at
9 205 Bay Avenue, Greenport.

10 CHAIRMAN SALADINO: You want to tell us
11 your story?

12 MR. SIDOR: Sure. So, we're putting a
13 second floor on the house and so we're doing a
14 front yard setback, a variance. And we are
15 demolishing two add-on wings, one-story wings in
16 the back and making a solid 15-foot addition on
17 the back, and that triggers the side yard
18 setback.

19 We're building within the existing
20 envelope; we're not going any wider or any far
21 out, we're just going up.

22 MEMBER GORDON: I have a question.

23 MR. SIDOR: Yes.

24 MEMBER GORDON: The front yard setback,
25 does -- isn't it a preexisting, non-conforming

1 house?

2 MR. SIDOR: It is. We're doing work on the
3 second floor and that is the use variance.

4 MEMBER GORDON: And the work on the second
5 floor has an effect on the front yard setback?

6 MR. SIDOR: No, it's the exact same.

7 MEMBER GORDON: I just don't really see why
8 a variance is needed. If it was -- for the front
9 yard setback it was a preexisting non-conforming.
10 But, keep in mind their issue.

11 I also just wanted to understand the part
12 the -- the notice -- part of the notice was --
13 no, on the application, there's some information
14 missing, but maybe it doesn't matter.

15 MR. SIDOR: Yeah, sorry. We just filled
16 that out today and got it over to the department.

17 MEMBER GORDON: Oh, you got to it. Okay,
18 fine. I had noticed it.

19 MR. SIDOR: That was my mistake. I had
20 submitted the ZBA and the Building Department at
21 the same time and forgot to fill in the official
22 date on the notification.

23 MEMBER GORDON: Okay. All right, thank
24 you.

25 CHAIRMAN SALADINO: Seth, you have any

1 questions?

2 MEMBER KAUFMAN: It just seems like you're
3 just changing the height of the building and
4 actually reducing the footprint, right?

5 MR. SIDOR: We are. Yes, the square
6 footage is actually shrinking.

7 MEMBER KAUFMAN: Yeah. But no changes in
8 the front other than height?

9 MR. SIDOR: Other than height? No.

10 CHAIRMAN SALADINO: This is a two-family
11 house now?

12 MR. SIDOR: It is two-family, yep.

13 MEMBER GORDON: And it will remain two
14 family --

15 MR. SIDOR: It will, yes.

16 MEMBER GORDON: -- from what the pictures
17 show.

18 CHAIRMAN SALADINO: We can get into -- we
19 can get into some of the other stuff at the
20 public hearing, but right now we just -- we're
21 going to accept the application.

22 MEMBER GORDON: Yeah, I think it's fine.

23 CHAIRMAN SALADINO: I think we're going to
24 -- I'm going to make a motion that we accept this
25 application. All in favor?

1 MEMBER KAUFMAN: Aye.

2 MEMBER GORDON: Aye.

3 CHAIRMAN SALADINO: And I'll vote aye.

4 (Application Accepted - VOTE: 3/0/0/2 -
5 Not Present: Member Reardon & MemberSoloman).

6 CHAIRMAN SALADINO: We're going to set a
7 public hearing for February 15th.

8 MR. SIDOR: Yep.

9 CHAIRMAN SALADINO: At six o'clock; we set
10 them all at 6 o'clock.

11 MR. SIDOR: Yeah.

12 CHAIRMAN SALADINO: And we're -- I'm
13 guessing we want to do a site visit?

14 MEMBER KAUFMAN: Yeah.

15 CHAIRMAN SALADINO: We're going to want to
16 do a site visit. I'm not sure what time it gets
17 dark in February.

18 MEMBER GORDON: Well, a month from now it
19 will be fine at five. Not later than five.

20 CHAIRMAN SALADINO: I don't know.

21 MR. SIDOR: (Laughter).

22 CHAIRMAN SALADINO: But we'll set it for --
23 we'll set the site inspection for five o'clock.
24 We would ask you that whatever you're going to do
25 with the footprint, just stake it out.

1 MR. SIDOR: Okay.

2 CHAIRMAN SALADINO: Get somebody, either
3 the applicant or somebody from your office to be
4 there --

5 MR. SIDOR: Yep.

6 CHAIRMAN SALADINO: -- to explain to us
7 what's going on. And --

8 MR. SIDOR: And that's also on the 15th?

9 CHAIRMAN SALADINO: Yeah.

10 MR. SIDOR: Okay.

11 CHAIRMAN SALADINO: The site inspection
12 will be the same day as the public hearing.

13 MEMBER KAUFMAN: At five and then here it's
14 at 6.

15 MR. SIDOR: Gotcha. Okay.

16 CHAIRMAN SALADINO: And other than that --
17 other than that, I think that's it, right?

18 MEMBER GORDON: Uh-huh.

19 CHAIRMAN SALADINO: Okay. See you on --
20 again, I've got to look; on February 15th.

21 MR. SIDOR: Yep. Thank you.

22 CHAIRMAN SALADINO: Sure.

23 Going back to Item No. 4; we made the
24 motion, it was seconded. Are we prepared to vote
25 on 148 Bay Avenue?

1 MEMBER GORDON: Yes.

2 CHAIRMAN SALADINO: All in favor to accept
3 these findings?

4 MEMBER KAUFMAN: Aye.

5 MEMBER GORDON: Aye.

6 CHAIRMAN SALADINO: And I'll vote aye.

7 (Findings Accepted - VOTE: 3/0/0/2 -

8 Not Present: Member Reardon & Member Soloman).

9 Item No. 6 is any other Zoning Board of
10 Appeals business that might properly come before
11 this Board.

12 (No Response)

13 Anybody in the audience got something to
14 say? No? Okay.

15 And Item No. 7 is a motion to adjourn.

16 So moved.

17 MEMBER GORDON: Second.

18 MEMBER KAUFMAN: Aye.

19 CHAIRMAN SALADINO: All in favor?

20 MEMBER GORDON: Aye.

21 MEMBER KAUFMAN: Aye.

22 CHAIRMAN SALADINO: And I'll vote aye.

23 (*The meeting was adjourned at 6:11 p.m.*)

24

25

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

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

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on January 18, 2022, at Station One
13 Firehouse, Third & South Streets, Greenport, NY
14 11944.

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

19 IN WITNESS WHEREOF, I have hereunto set my
20 hand this 25th day of January, 2022.

21

22

23

Alison Mahoney

24

25

<p style="text-align: center;">A</p> <p>absent 2:5 absolved 5:6 accept 2:6 3:17 5:16 8:21,24 11:2 Accepted 2:14 9:4 11:7 action 12:16 add-on 6:15 addition 6:16 address 4:25 6:5 adjourn 11:15 adjourned 11:23 Administrator 1:23 4:19 5:12 afternoon 4:7,9 agenda 5:11,15 ago 3:22 Alison 12:7,23 AMANDA 1:25 Anybody 11:13 Appeals 1:4 2:4,8 2:19 3:4 11:10 applicant 4:22 6:3 10:3 application 5:16,18 7:13 8:21,25 9:4 approve 2:17 Approved 2:25 Architect 6:8 area 6:1 arrange 5:17 ATTENDANCE 1:22 ATTORNEY 1:24 audience 11:13 AURICHIO 1:25 available 4:3 Avenue 3:16 5:15 5:22 6:9 10:25 aye 2:11,12,13,22 2:23,24 3:10,11 3:12 9:1,2,3 11:4 11:5,6,18,20,21 11:22</p>	<p>Bay 3:16 6:9 10:25 blood 12:16 Board 1:4,24,25 2:3,7,18 3:4 11:9 11:11 box 4:23 Brown 6:8 building 6:19 7:20 8:3 business 11:10</p> <hr/> <p style="text-align: center;">C</p> <p>C 12:1,1 called 2:1 Central 5:15,22 certify 12:9,15 CHAIRMAN 1:14 2:2,10,13,21,24 3:9,12 4:4,8,17,21 5:5,14,21 6:5,10 7:25 8:10,18,23 9:3,6,9,12,15,20 9:22 10:2,6,9,11 10:16,19,22 11:2 11:6,19,22 changes 8:7 changing 8:3 come 11:10 comfortable 3:24 4:1,12 CONNIE 1:20 CONNOLLY 1:24 4:24 contains 12:10 copy 4:11,20,21 5:8 5:9,13 correct 12:11 County 1:2 3:21 6:1 12:5 couple 3:22 Court 12:7</p> <hr/> <p style="text-align: center;">D</p> <p>dark 9:17 date 7:22 day 10:12 12:20 days 3:22 December 2:7,14 demolishing 6:15 department 7:16</p>	<p>7:20 Determinations 3:17 Diana 4:11 5:9 DINNIE 1:15 Disapproval 6:2 District 3:19,20 5:24,25 doing 6:13 7:2 dollar 5:6 Donald 3:18</p> <hr/> <p style="text-align: center;">E</p> <p>E 1:13,13 12:1 e-mail 4:25 5:2 e-mailed 4:24 effect 7:5 either 10:2 envelope 6:20 evening 2:2 exact 7:6 existing 6:19 explain 10:6 extra 4:20</p> <hr/> <p style="text-align: center;">F</p> <p>F 1:13 12:1 family 8:14 far 6:20 fault 5:4 favor 2:10,21 3:9 8:25 11:2,19 February 3:4,13 9:7,17 10:20 fill 7:21 filled 7:15 findings 3:17 4:11 11:3,7 fine 4:15 7:18 8:22 9:19 Firehouse 1:7 3:5 12:13 five 9:19,19,23 10:13 floor 6:13 7:3,5 folks 2:2 footage 8:6 footprint 8:4 9:25 foregoing 12:10 forgot 7:21</p>	<p>Friday 4:2,7 front 6:14,24 7:5,8 8:8 further 12:15</p> <hr/> <p style="text-align: center;">G</p> <p>getting 5:18 give 5:5 going 6:20,21 8:21 8:23,24 9:6,15,24 10:7,23 Good 2:2 Gordon 1:15 2:9,11 2:23 3:11 4:1,5,14 4:23 5:3,13 6:22 6:24 7:4,7,17,23 8:13,16,22 9:2,18 10:18 11:1,5,17 11:20 Gotcha 10:15 Greenport 1:1,9 2:3 3:6 5:22 6:9 12:13 guess 3:23 guessing 9:13</p> <hr/> <p style="text-align: center;">H</p> <p>hand 12:20 handed 5:12 hearing 5:17 8:20 9:7 10:12 height 8:3,8,9 hereunto 12:19 Historic 3:20 5:25 hold 5:10 house 6:13 7:1 8:11</p> <hr/> <p style="text-align: center;">I</p> <p>Indiscernible 4:17 information 7:13 Innamorato 5:18 inspection 9:23 10:11 interested 12:17 issue 7:10 item 2:6,17 3:3,16 5:11,15,15 10:23 11:9,15</p> <hr/> <p style="text-align: center;">J</p>	<p>JACK 1:19 January 1:11 12:12 12:20 Jenna 3:18 JOHN 1:14</p> <hr/> <p style="text-align: center;">K</p> <p>KAUFMAN 1:16 2:12,20,22 3:8,10 3:25 5:1 8:2,7 9:1 9:14 10:13 11:4 11:18,21 keep 7:10 know 4:16 9:20</p> <hr/> <p style="text-align: center;">L</p> <p>Laughter 4:18 5:7 9:21 located 3:19,20 5:22,23,24 long 4:16 look 10:20</p> <hr/> <p style="text-align: center;">M</p> <p>Mahoney 12:7,23 making 6:16 Map 3:21 6:1 marriage 12:17 materials 4:2 matter 7:14 12:18 meeting 2:1,4,8,19 3:4,13 11:23 Member 1:15,16,19 1:20 2:9,11,12,15 2:16,20,22,23 3:1 3:2,8,10,11,14,15 3:25 4:1,5,14,23 5:1,3,13 6:22,24 7:4,7,17,23 8:2,7 8:13,16,22 9:1,2,5 9:14,18 10:13,18 11:1,4,5,8,8,17,18 11:20,21 members 2:5 3:24 MemberSoloman 9:5 mind 7:10 minutes 2:6,14,18 2:25 missing 7:14</p>
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