

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

Third & South Streets

Greenport, NY, 11944

May 18, 2021

6:00 p.m.

B E F O R E:

JOHN SALADINO - CHAIRMAN

DINNI GORDON - MEMBER

JACK REARDON- MEMBER

CONNIE SOLOMAN - MEMBER

SETH KAUFMAN - MEMBER

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ROBERT CONNOLLY - ZONING BOARD ATTORNEY

PAUL PALLAS - VILLAGE ADMINISTRATOR

AMANDA AURICHIO - SECRETARY TO THE BOARD

1 (\*The meeting commenced at 6:05 p.m.\*)

2 CHAIRMAN SALADINO: Good evening, folks.

3 This is the Village of Greenport Regular Meeting

4 Zoning Board of Appeals.

5 Item No. 1 is a motion to accept the

6 minutes of the April 21, 2021 Zoning Board of

7 Appeals meeting. So moved

8 MEMBER GORDON: Second.

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER KAUFMAN: Aye.

11 MEMBER REARDON: Aye.

12 MEMBER SOLOMON: Aye.

13 CHAIRMAN SALADINO: And I'll vote aye.

14 Item No. 2 is a motion to approve the

15 minutes of the March 15th, 2021 Zoning Board of

16 Appeals meeting. So moved

17 MEMBER GORDON: Second.

18 CHAIRMAN SALADINO: All in favor?

19 MEMBER REARDON: Aye.

20 MEMBER KAUFMAN: Aye.

21 MEMBER SOLOMON: Aye.

22 CHAIRMAN SALADINO: And I'll vote aye.

23 Item No. 3 is a motion to schedule the next

24 Zoning Board of Appeals meeting for June 15th,

25 2021 at 6:00 pm at the Station One Greenport Fire

1 Department, Third & South Streets, Greenport, NY,  
2 11944. So moved

3 MEMBER KAUFMAN: Second

4 CHAIRMAN SALADINO: All in favor?

5 MEMBER SOLOMON: Aye.

6 MEMBER GORDON: Aye.

7 MEMBER REARDON: Aye.

8 CHAIRMAN SALADINO: And I'll vote aye.

9 Item No. 4 is a motion to accept the  
10 findings and determinations for 25 Washington  
11 Avenue. This property is located in the R-1  
12 Family (One Family) District and is not located  
13 in the Historic District. The Suffolk County Tax  
14 Map No is 1001-2-1-13. So moved.

15 MEMBER GORDON: Second.

16 CHAIRMAN SALADINO: All in favor?

17 MEMBER REARDON: Aye.

18 MEMBER SOLOMON: Aye.

19 MEMBER KAUFMAN: Aye.

20 CHAIRMAN SALADINO: And I'll vote aye.

21 Item No. 5 is 429 Sixth Street. A motion  
22 to accept the findings and determinations for 429  
23 Sixth Street. This property is located in the  
24 R-2 (One and Two-Family) District and is not  
25 located in the Historic District. Suffolk County

1 Tax Map No. 1001-6-3-5. So moved.

2 MEMBER KAUFMAN: Second.

3 CHAIRMAN SALADINO: All in favor?

4 MEMBER SOLOMON: Aye.

5 MEMBER GORDON: Aye.

6 MEMBER REARDON: Aye.

7 CHAIRMAN SALADINO: And I'll vote aye.

8 Item No. 6 is 175 Fifth Street. It's a  
9 motion to accept the application, schedule a  
10 public hearing and arrange a site visit for the  
11 application of John Winkler, for the property  
12 located at 175 Fifth Street, Greenport, NY,  
13 11944. This property is located in the R-2 (One  
14 and Two-Family) District and is not located in  
15 the Historic District, and this property requires  
16 an area variance. The Suffolk County Tax Map No  
17 is 1001-7-4-18. Is the applicant here?

18 MR. WINKLER: Yes.

19 CHAIRMAN SALADINO: Is there something you  
20 would like to tell us about the --

21 MR. MAZZAFARRO: (Inaudible).

22 MEMBER SOLOMON: We can't hear you.

23 CHAIRMAN SALADINO: Is there something you  
24 would like to tell this Board about the  
25 application?

1 MR. MAZZAFERRO: Yes.

2 CHAIRMAN SALADINO: Name and address for  
3 the stenographer.

4 MR. MAZZAFERRO: Can I take this off?

5 CHAIRMAN SALADINO: Whatever you want.

6 MR. MAZZAFERRO: Yeah, it'll make it  
7 clearer. I got my vaccine, so.

8 Nick Mazzaferro, Post Office Box 57,  
9 Greenport, NY. This variance is required because  
10 of setback distances. The owners want to install  
11 a doorway into their basement and they want to,  
12 you know, finish off their basement, so they need  
13 a full-size egress and to put an adequate  
14 staircase that's safe and reliable for the  
15 people.

16 We need to build into the existing driveway  
17 area and it would leave about I think 20 feet on  
18 that side. And on the opposite side of the  
19 house, on the north side of the house, the main  
20 house is four feet away from the property line,  
21 but there's from the 18 -- what is it the 1890s.

22 MR. WINKLER: Yes.

23 MR. MAZZAFERRO: Yeah, when the house was  
24 built they put windows out at a 45-degree angle.  
25 And because those windows project out 2.3 feet

1 past the four-foot of the alignment of the house,  
2 a 1.7 foot variance is required to make the total  
3 yard setback of 25 feet.

4 Basically, if the windows were in a  
5 straight line and they weren't, you know,  
6 aesthetically pleasing with a 45 degree angle  
7 there would be no variance required. We'd have  
8 enough total setback on the two sides. And the  
9 house is preexisting from the 1850s, so the  
10 setbacks -- the variance is created because of  
11 the newer setbacks, not because of anything that,  
12 you know, we're doing. So it was just kind of  
13 ironic that it's the architectural, really  
14 pleasing looking windows that are creating the  
15 need for a variance, so. I consider it  
16 straight-forward.

17 CHAIRMAN SALADINO: Oh, okay. I have a  
18 question for the Building Department. This is --  
19 this lot is 50 feet, it's a 50-foot wide lot.

20 ADMINISTRATOR PALLAS: It's 60-feet, John.

21 CHAIRMAN SALADINO: I thought it said on  
22 the survey 50.

23 MEMBER GORDON: The square footage is 57.7.

24 CHAIRMAN SALADINO: No, the width.

25 (Brief pause)

1 All right, I guess I just -- I apologize if  
2 it's 60 feet. I just thought we could eliminate  
3 this if it was 50 feet wide, there's four-tenths  
4 of -- that we wouldn't have needed any variances,  
5 but.

6 MR. MAZZAFERRO: (Inaudible).

7 CHAIRMAN SALADINO: I'm sorry?

8 MR. MAZZAFERRO: On a smaller lot you need  
9 less distance.

10 MS. MAHONEY: You need what?

11 MR. MAZZAFERRO: No, I'm asking on a  
12 smaller lot do you need less of a setback?

13 CHAIRMAN SALADINO: On a smaller lot you  
14 would need four-tenths of the lot width, but not  
15 less than 10-feet on each side. But if it's  
16 preexisting, so --

17 (Whereupon Member Gordon shared

18 A document with Chairman Saladino)

19 What am I seeing? Yeah, I see that. For  
20 some reason -- you would think I would have  
21 noticed that. I'm sorry

22 MR. MAZZAFERRO: I have the drawing here if  
23 you would like to see it.

24 CHAIRMAN SALADINO: It's okay. It's okay,  
25 I have all the drawings. We're gong to -- do any

1 of the members have any questions?

2 MEMBER REARDON: I do.

3 CHAIRMAN SALADINO: Okay.

4 MEMBER REARDON: Mr. Mazzaferro, you're the  
5 contractor?

6 MR. MAZZAFERRO: No, I'm the engineer.

7 MEMBER REARDON: Okay. But I can address  
8 my questions to you?

9 MR. MAZZAFERRO: Yeah, sure.

10 MEMBER REARDON: So you're putting in a new  
11 exterior entrance into the basement.

12 MR. MAZZAFERRO: Correct.

13 MEMBER REARDON: Are you also redoing the  
14 inside of the basement?

15 MR. MAZZAFERRO: Yes, it would be finished  
16 off.

17 MEMBER REARDON: Okay. Is it becoming  
18 deeper?

19 MR. MAZZAFERRO: No. It's existing depth  
20 there, we are going to stud out the walls and  
21 make it a usable space.

22 MEMBER REARDON: Right. I also see you're  
23 installing a {gerder} and columns.

24 MR. MAZZAFERRO: We're replacing existing  
25 (indiscernible).



1 MEMBER REARDON: Okay. So there's no  
2 additional height going on.

3 MR. MAZZAFERRO: No. The house is, what,  
4 a hundred --

5 MR. WINKLER: Hundred thirty-five.

6 MR. MAZZAFERRO: Hundred and thirty-five  
7 years old, so we're hoping to keep everything  
8 exactly where it is.

9 MEMBER REARDON: Okay, thank you. That was  
10 it.

11 CHAIRMAN SALADINO: And the other question  
12 I might have is isn't there an entrance in the  
13 back?

14 MR. MAZZAFARRO: Yes; inside the house,  
15 though.

16 CHAIRMAN SALADINO: Oh, it's inside the  
17 house.

18 MR. WINKLER: Yeah. And it's --

19 MR. MAZZAFARRO: And it's not adequate  
20 for -- as a matter of fact, it wouldn't qualify  
21 as an egress because it's L-shape and the rise  
22 and run that's existing there from whatever, a  
23 hundred years ago, would not qualify by today's  
24 standards.

25 CHAIRMAN SALADINO: Okay. Does any other

1 member have any questions? If not, I'm going to  
2 make a motion that we accept this application.

3 MEMBER REARDON: I'll second that motion.

4 CHAIRMAN SALADINO: All in favor?

5 MEMBER GORDON: Aye.

6 MEMBER SOLOMON: Aye.

7 MEMBER KAUFMAN: Aye.

8 CHAIRMAN SALADINO: And I'll vote aye.

9 We're going to schedule a Public Hearing  
10 for -- I should know this -- June 15th at  
11 6 o'clock; they set them all at 6 o'clock.

12 And --

13 MEMBER GORDON: A site visit?

14 CHAIRMAN SALADINO: We're going to have a  
15 site visit. The only thing, we would ask you  
16 that you stake out whatever you're going to do  
17 there; just stake out the entrance way. And  
18 we'll do the site visit at -- what's convenient  
19 for members, 5:30?

20 (Brief pause)

21 Hello?

22 MEMBER SOLOMON: Yes.

23 CHAIRMAN SALADINO: So we'll --

24 MR. MAZZAFARRO: So you just want us to  
25 stake out where the stairwell is going to go?

1           CHAIRMAN SALADINO: Just as it relates to  
2 the variance, that's all.

3           MR. MAZZAFARRO: Got it.

4           CHAIRMAN SALADINO: Where the stairwell is  
5 going to go. And the Public Hearing is set for  
6 6 o'clock, the site visit is 5:30.

7           MS. WINKLER: When?

8           MR. MAZZAFARRO: The same day?

9           MEMBER GORDON: June 15th.

10          CHAIRMAN SALADINO: June 15th.

11          MR. WINKLER: Thank you.

12          MR. MAZZAFARRO: So the site visit is going  
13 to go by (indiscernible).

14          CHAIRMAN SALADINO: I didn't hear.

15          MR. MAZZAFARRO: I thought the site visit  
16 was going to be at the Board's convenience, when  
17 they can get by there.

18          CHAIRMAN SALADINO: Well, I was asking my  
19 colleagues what's convenient for them, what time.

20          MR. MAZZAFARRO: Okay. So 5:30 the same  
21 day.

22          CHAIRMAN SALADINO: The same day.

23          MR. MAZZAFARRO: All right, and the staking  
24 will be done by then.

25          CHAIRMAN SALADINO: That sounds great.

1 Okay, see you then. Thank you.

2 MR. WINKLER: Thank you.

3 CHAIRMAN SALADINO: Item No. 7 is -- Item  
4 No. 7 has been -- the applicant withdrew his  
5 application.

6 Item No. 8 is 449 Main Street. It's a  
7 Public Hearing regarding the area variance  
8 applied for by Bennett Brokaw, represented by  
9 Eileen Wingate. This property is located in the  
10 C-R (Commercial Retail) District and is located  
11 in the Historic District. The plan shows a  
12 1-foot 2-inch setback off the north side of the  
13 existing accessory structure. The minimum  
14 setback requirement is 10-feet; this would  
15 require an 8-foot, 10-inch area variance. The  
16 plan shows a 2-foot 8-inch setback off the south  
17 side of the proposed patio. The minimum setback  
18 requirement is 10-feet; this would require a  
19 7-foot, 4-inch area variance. The plan shows a  
20 3-foot, 2-inch setback off the north side of the  
21 existing accessory structure. The minimum setback  
22 requirement is 10-feet; this would require a  
23 6-foot, 10-inch area variance. The Suffolk  
24 County Tax Map No is 1001-4-7-18.

25 Is the applicant here? Is there something

1 you would like to tell us?

2 (Brief pause)

3 No? Okay.

4 MR. BROKAW: Well, we would like --

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

7 MR. BROKAW: Bennett Brokaw.

8 MS. MAHONEY: Can you stand closer to the  
9 microphone, please?

10 MR. BROKAW: (Stepped to the side of the  
11 microphone).

12 MS. MAHONEY: No, no, step closer to the  
13 microphone.

14 MR. BROKAW: Okay. Well, what we're doing  
15 over here is we're trying to build two separate  
16 apartments, one being a studio, one being a  
17 one-bedroom apartment. There will be no Air B&B  
18 rental or seasonal rentals at the property.

19 Basically, we usually work with the  
20 Greenport Housing Authority {OSHA to place  
21 suitable tenants at the property. And if anyone  
22 has any questions that I can answer, I'd be happy  
23 to try and address that.

24 MEMBER GORDON: Would you be comfortable if  
25 we put -- if we gave you the variance and

1 included in it a condition that no short-term  
2 rental will be used for these apartments.

3 MR. BROKAW: You can be as explicit as you  
4 like.

5 MEMBER GORDON: Okay.

6 MR. BROKAW: You can say what do you call a  
7 short -- you know, you have to just define what  
8 you're talking about.

9 MEMBER GORDON: Sure.

10 CHAIRMAN SALADINO: Well, the Code defines  
11 short-term rental, so.

12 MEMBER GORDON: Right.

13 MR. BROKAW: I think it's already  
14 prohibited, by the way.

15 CHAIRMAN SALADINO: It is.

16 MEMBER GORDON: It doesn't mean it doesn't  
17 happen.

18 MR. BROKAW: I understand.

19 MEMBER GORDON: Okay.

20 MR. BROKAW: But you do have recourse  
21 already in the Code.

22 MEMBER GORDON: Yes.

23 MR. BROKAW: You can stop me cold. Any  
24 other questions?

25 MEMBER KAUFMAN: In terms of parking, what

1 guarantees that that parking will be maintained?

2 I see there's five spots there now?

3 MR. BROKAW: Okay. There will be signage  
4 for the apartments; for Apartment A and Apartment  
5 B, there will be a sign in front of each of those  
6 spots. There is an additional three spots which  
7 will be for the use of the commercial building.  
8 And it'll be nice because when they leave there  
9 would be extra parking for the residents if they  
10 have company or something at night.

11 MEMBER KAUFMAN: Okay.

12 MEMBER REARDON: So Mr. Brokaw?

13 MR. BROKAW: Yes?

14 MEMBER REARDON: I'm sorry, John.

15 CHAIRMAN SALADINO: Go ahead.

16 MEMBER REARDON: You're accounting for a  
17 total of five spaces in your lot?

18 MR. BROKAW: Yes.

19 MEMBER REARDON: And two are for the  
20 rentals.

21 MR. BROKAW: Correct.

22 MEMBER REARDON: And do you think that two  
23 spots is adequate for a total of three bedrooms?

24 MR. BROKAW: Two bedrooms.

25 MEMBER REARDON: Well, you have two units,

1 one's a one-bedroom, one's a studio; so, you're  
2 right, two bedrooms.

3 MR. BROKAW: Two-bedroom.

4 MEMBER REARDON: Okay.

5 MR. BROKAW: I do. I do because, you know,  
6 during the day most people are out and about, and  
7 if they have company they can find street  
8 parking. Usually at the building there's only  
9 one person that parks; Dave Murray's secretary  
10 parks back there.

11 MEMBER REARDON: Is the main structure  
12 currently being used as the Murray --

13 CHAIRMAN SALADINO: Upstairs.

14 MR. BROKAW: Upstairs, Building Design,  
15 yes.

16 MEMBER REARDON: Okay.

17 MR. BROKAW: And downstairs is sort of like  
18 a wholistic boutique.

19 MEMBER REARDON: Okay.

20 So, Mr. Brokaw, I see, like in everything  
21 in Greenport, that parking's going to be an  
22 issue. You're going to have -- this is my  
23 projection. People that are going to stay in the  
24 apartments in the back and they're not going to  
25 leave in the day, their cars aren't going to go



1 anywhere.

2 MR. BROKAW: Okay.

3 MEMBER REARDON: So now you're -- the  
4 building that has the commercial aspect to it is  
5 going to be very tight and very limited for  
6 parking.

7 MR. BROKAW: Well --

8 MEMBER REARDON: And there's only half of  
9 street of parking available on Main Street, if  
10 one wants to even attempt that.

11 MR. BROKAW: Well, I think five spots is  
12 ample for what's going on over there, I really  
13 do.

14 CHAIRMAN SALADINO: Can I -- I'm just going  
15 to jump in here a little bit and I'm going to ask  
16 the attorney. Right now nothing on that property  
17 requires parking, the commercial business.  
18 And if this Board chooses to vote on this  
19 application, it's -- they're basically absolved  
20 from parking.

21 So I think -- I'm going to ask Rob, I'm  
22 going to ask the attorney. The applicant is  
23 willing to condition that two spaces remain  
24 available for the residential. Although for a  
25 two-family home three is required, but since

1 we're kind of compromising here, I'm thinking  
2 maybe two is -- you know, three for the  
3 commercial building. To be honest with you, I  
4 don't care about the commercial building.

5 MR. BROKAW: Okay.

6 CHAIRMAN SALADINO: I don't care about  
7 that, because they weren't required to have  
8 parking. And I think that since they have  
9 parking at this point is maybe a little unfair.  
10 But since this is a new project and a new  
11 building, to ask for two parking spaces I don't  
12 think is unreasonable. Can we write that as a  
13 condition that it goes forward?

14 MR. CONNELLY: Absolutely.

15 CHAIRMAN SALADINO: Okay.

16 MR. BROKAW: We can do that. We'd be happy  
17 to do that.

18 CHAIRMAN SALADINO: As far as -- as far as  
19 the commercial building, I don't know if at this  
20 point we have the right to say that those spots  
21 have to be reserved for the -- again, I'll ask  
22 Rob. I don't know if we have the right to ask  
23 that those other three spots are reserved for the  
24 commercial building. I would rather see them go  
25 towards the residents, but -- because no matter

1 who you are in Greenport, everybody seems to own  
2 two cars, so.

3 MR. CONNOLLY: Right; the property is  
4 exempt from the parking regulations.

5 MR. BROKAW: Our intention is -- by the  
6 way, I don't know if this was brought forward,  
7 but the intention is to rent each apartment to  
8 one person; that's the intention.

9 MEMBER GORDON: So --

10 MR. BROKAW: Which I can do through the  
11 Housing Authority; they will screen and supply  
12 tenants who are single.

13 MEMBER GORDON: Does that mean, then, that  
14 it's not a two-family house? Because it means  
15 it's accessory apartments rather than a  
16 two-family house within the meaning of the Code?

17 MR. BROKAW: Well, they are apartments,  
18 they're two single apartments.

19 MEMBER GORDON: Yes.

20 MEMBER SOLOMON: On a two-family home.

21 MEMBER GORDON: Right.

22 CHAIRMAN SALADINO: Well, it's a home with  
23 two dwelling units.

24 MEMBER GORDON: Right.

25 CHAIRMAN SALADINO: You know, I don't know

1    how else we can describe it.  You know, to me  
2    it's a two-family house.  If there's two dwelling  
3    units in a particular building it's a --

4           MR. BROKAW:  It's --

5           CHAIRMAN SALADINO:  But I'm not sure -- I'm  
6    not sure why that matters.

7           MR. BROKAW:  It doesn't, it's semantics.  
8    There's two units, if you want to call it that.

9           CHAIRMAN SALADINO:  Did Eileen want to say  
10   something?

11          MS. WINGATE:  It kind of does matter  
12   because --

13          MS. MAHONEY:  Can you come up to the  
14   microphone, please?

15          MS. WINGATE:  Technically it's not a --

16          CHAIRMAN SALADINO:  Name and address for  
17   the stenographer.

18          MS. WINGATE:  Eileen Wingate, 2805 West  
19   Mill Road.  It's not a two-family house, it's two  
20   accessory apartments because it's an accessory  
21   building and it's zoned commercial and it's  
22   apartments.  They're -- it would never be  
23   classified as a two-family house.

24          CHAIRMAN SALADINO:  Don't be a sore winner.

25                           (\*Laughter\*)

1 Don't be a sore winner.

2 MEMBER SOLOMON: I mean, so, therefore --  
3 no three -- I mean, the parking spaces you're  
4 saying that were required, even though that's a  
5 plus anyway, I guess, that it's adding on.

6 CHAIRMAN SALADINO: The bottom --

7 MEMBER SOLOMON: It's two families, you  
8 said three parking spots.

9 CHAIRMAN SALADINO: The bottom line is that  
10 no parking is required.

11 MEMBER SOLOMON: Right.

12 CHAIRMAN SALADINO: The applicant is  
13 willing to agree that two parking spaces would be  
14 maintained in perpetuity as long as -- am I kind  
15 of getting that right?

16 MR. BROKAW: Absolutely.

17 CHAIRMAN SALADINO: So --

18 MEMBER KAUFMAN: But no parking is required  
19 for a commercial building.

20 CHAIRMAN SALADINO: No parking is required  
21 for an accessory building in the CR, for an  
22 accessory apartment in the CR.

23 MEMBER KAUFMAN: Sure, but this use isn't  
24 allowed by right, so --

25 CHAIRMAN SALADINO: It is.

1 MEMBER KAUFMAN: So it's just the space,  
2 the space for the site variance? I should read  
3 this again, that's why I'm asking.

4 MS. WINGATE: (Indiscernible),

5 MEMBER KAUFMAN: Okay, great. Forget it,  
6 I'll just read this.

7 MEMBER GORDON: Yeah, I think it's  
8 important. It's not a semantic issue if there  
9 are different requirements for a two-family house  
10 than for accessory apartments to a commercial  
11 building

12 MR. BROKAW: No, I see your point; yeah,  
13 okay. But basically --

14 MEMBER GORDON: So, I think you're better  
15 off.

16 MR. BROKAW: -- I call it a two units, you  
17 can call it --

18 MEMBER GORDON: You're better off  
19 considering it as two units -- accessory units to  
20 a commercial building.

21 MR. BROKAW: That's what it is. That's  
22 exactly what it is.

23 CHAIRMAN SALADINO: Does anyone else have  
24 any questions for the applicant?

25 MEMBER REARDON: I have a few more.

1 CHAIRMAN SALADINO: Sure.

2 MR. BROKAW: Shoot.

3 CHAIRMAN SALADINO: I'm sorry, Jack.

4 MEMBER REARDON: This is all regarding the  
5 accessory apartments in the back.

6 MR. BROKAW: Okay.

7 MEMBER REARDON: And the 18, roughly 18 x  
8 18 garage that's there now.

9 MR. BROKAW: Uh-huh.

10 MEMBER REARDON: So you've developed a plan  
11 to expand that footprint.

12 MR. BROKAW: Correct.

13 MEMBER REARDON: And the plans look nice,  
14 it's very appealing.

15 MR. BROKAW: Okay.

16 MEMBER REARDON: Of course, this is going to  
17 come to the setback issue, that's why you're  
18 here --

19 MR. BROKAW: Uh-huh.

20 MEMBER REARDON: -- for the setbacks. So  
21 the question is have you considered altering to  
22 allow for a larger setback? Because on two sides  
23 it's really tight.

24 MR. BROKAW: I don't think I can answer  
25 that properly. Eileen can answer that.

1 MS. WINGATE: The site is 30 feet wide.  
2 Because we're adjacent to a Residential District  
3 we have a different setback requirements than if  
4 if we were back to a commercial site.

5 MEMBER REARDON: Correct.

6 MS. WINGATE: Okay. The existing garage is  
7 what we're here in Zoning for because we're going  
8 up. The new construction is actually designed to  
9 be 10-feet off of one property line and 15-foot  
10 off of the other property line. So the new  
11 construction actually works with Code, it's the  
12 existing building that brings us here.

13 We can't really -- if we were to meet the  
14 Code in its entirety, the building could only be  
15 10-feet wide because the site is only 30-feet  
16 wide. So if we use the existing footprint, which  
17 the Code allows us to do, we're in a much fresher  
18 place.

19 MEMBER REARDON: Uh-huh. I understand what  
20 you're saying. The question is did you consider  
21 changing the footprint slightly to allow for a  
22 larger setback? I mean, obviously you're right  
23 on -- you're not right on the line but you're a  
24 foot and change on the one line.

25 MS. WINGATE: Well, what we did on the west



1 property line, we used the existing footprint but  
2 we set the second floor back four feet so that we  
3 wouldn't be super-imposing on the yard behind us,  
4 so we put a second floor deck set back a little  
5 bit so that the house sets back even further from  
6 the property line. So we made all kinds of  
7 accommodations to the best of our ability.

8 MEMBER REARDON: Right. Okay, thank you.

9 MS. WINGATE: But there's not much room to  
10 go.

11 MEMBER REARDON: I got you.

12 MEMBER GORDON: And it's a preexisting  
13 non-conforming.

14 MS. WINGATE: Building.

15 MEMBER GORDON: -- building. So you are  
16 both advantaged and disadvantaged by that.

17 MS. WINGATE: (Nodded head yes)

18 MEMBER GORDON: Yeah, I got it

19 MR. BROKAW: Thank you.

20 CHAIRMAN SALADINO: Any other questions? No?

21 Before I -- before I ask the public in the  
22 back there if they would like to speak, I  
23 neglected to -- we have the mailings. Amanda  
24 assured me that the meeting was noticed properly.  
25 And I have the mailings; I think I'm going to

1 give them to the stenographer, unless somebody --

2 MS. WINGATE: One more question. Could you  
3 read the two letters we got --

4 CHAIRMAN SALADINO: I only have one.

5 MS. WINGATE: -- into the record?

6 CHAIRMAN SALADINO: I only have one letter.

7 MS. WINGATE: I have a terrible copy of the  
8 second one.

9 MEMBER GORDON: We have the Housing  
10 Alliance one. Is there another?

11 CHAIRMAN SALADINO: Yes.

12 MS. WINGATE: I have a copy, Amanda has the  
13 original, so here's my copy.

14 MEMBER GORDON: Oh, here it is; from the  
15 next door neighbor.

16 MS. WINGATE: Okay?

17 CHAIRMAN SALADINO: Thank you. So I'm  
18 going to give this to -- unless somebody wants me  
19 to read the adjacent property owners, I'm going  
20 to give it to the stenographer and let her copy  
21 it into the record. Normally we read it, but  
22 tonight for some reason, we didn't.

23 \*\*\*\*\*

24 Urban, Eric - PO BOX 830, Greenport, NY 11944;

25 Budischak, John - 432 First St, Greenport, NY

1 11944; Kulsziski, Charles - 433 Main St,  
2 Greenport, NY 11944; Thompson, Laura - 422 First  
3 St, PO BOX 593, Greenport, NY 11944; Aurichio,  
4 Andrew - PO BOX 2104, Greenport, NY 11944; Main  
5 & Central Rty LLC - 2760 Yennecott Dr, Southold,  
6 NY 11971; 416 Main St, LLC - 1210 North Rd,  
7 Greenport, NY 11944; Shebeest Greenport LLC -  
8 311 Town Line Rd, PO BOX 2955, Sag Harbor, NY  
9 11963; Angelson, Perry - PO BOX 311, Greenport,  
10 NY 11944; Palmer Victoria Ltd - 455 Main St,  
11 Greenport, NY 11944; Khedouri Ezair Corp. -  
12 931 Madison Ave, New York, NY 10021; NF Housing  
13 Alliance - 116 South St, Greenport, NY 11944;  
14 449 Main Holdings LLC - PO BOX 942, Mattituck,  
15 NY 11952; 430 First St LLC - 62 Main St, PO BOX  
16 3163, Sag Harbor, NY 11963.

17 \*\*\*\*\*

18 CHAIRMAN SALADINO: We have two letters  
19 from -- one is from the North Fork Housing  
20 Alliance and one is from Ms. Debra Shade; are  
21 they are here tonight?

22 MS. WINGATE: (Shook head no.)

23 CHAIRMAN SALADINO: No? All right, I'll --  
24 and your estimate they'll be read into the  
25 record. I'll read them into the record.

1           It's dated May 11th, 2021, Village of  
2 Greenport Zoning Board of Appeals, 236 Third  
3 Street, Greenport, NY, 449 Main Street;

4           "Dear Zoning Board of Appeals, please be  
5 advised that we're in support of the application  
6 to convert a garage into a two-story, two-unit  
7 dwelling. It is our understanding that the  
8 applicant is proposing to create two affordable  
9 rental apartments. As we all know, there's a  
10 tremendous need for affordable housing in our  
11 community. If you should have any further  
12 questions, feel free to contact me at  
13 631-477-1070. Sincerely, Tonia Palamar,  
14 Executive Director."

15           And the second letter that we have is the  
16 village of Greenport Zoning Board of Appeals, "I,  
17 Debra Schrade -- Shade? Schrade? I'm not sure.

18           MS. WINGATE: Shade.

19           CHAIRMAN SALADINO: "Shade, owner of 455  
20 Main Street, Greenport, am writing this letter in  
21 support of Bennett Brokaw, owner of the property  
22 at 449 Main Street, Greenport. As a business  
23 owner in Greenport for 30 years, I recognize the  
24 importance of business owners being able to  
25 redevelop their properties to be current.

1 Accessory buildings present opportunities for  
2 property owners to increase their viability and  
3 increase their year-round income. Sincerely,  
4 Debra Shade."

5 Is there anyone from the public that would  
6 like to comment?

7 (No Response)

8 No? I'm going to make a motion that we  
9 close this Public Hearing. So moved.

10 MEMBER GORDON: Second.

11 CHAIRMAN SALADINO: All in favor?

12 MEMBER REARDON: Aye.

13 MEMBER KAUFMAN: Aye.

14 MEMBER SOLOMON: Aye.

15 CHAIRMAN SALADINO: And I'll vote aye.

16 Item No. 9 is 449 Main Street, it's a  
17 discussion and possible motion on the area  
18 variance applied for by Bennett Brokaw for the  
19 property located at 449 Main Street, Greenport,  
20 NY, 11944. The Suffolk County Tax Map No remains  
21 the same at 1001-4-7-18.

22 Any discussion? Does anybody have anything  
23 to say about this application?

24 (No Response).

25 No?

1           MEMBER GORDON: I initially thought maybe  
2 this should be a use variance application, but I  
3 changed my mind as I thought about the history of  
4 the effort 30 years ago to include residential  
5 accessory uses in the Commercial District. And  
6 it seems to me this is, along with the apartments  
7 that we have on Front Street that are above the  
8 stores, this fits that general intention and that  
9 discussion, which was resolved almost 30 years --  
10 or about 30 years ago, I think.

11           CHAIRMAN SALADINO: I (laughter) -- I have  
12 to be honest with you; 30 years ago when -- was  
13 it 30 years ago? 2002?

14           MEMBER GORDON: Okay, twenty years ago,  
15 sorry.

16           CHAIRMAN SALADINO: I was -- I was opposed  
17 to that Code change myself in 2002. I thought it  
18 was a way for -- to legitimize certain buildings  
19 that -- but now 21 years later, 20 years later, I  
20 see -- I see a need for this.

21           I'm not -- I have a problem -- and people  
22 that know me, I have a problem with increasing  
23 density -- and it's not about workforce housing,  
24 it's not about affordable housing, it's about  
25 density. I have a problem with increasing

1 density when there's no accessory property to  
2 support that increase in density.

3 I heard just recently a suggestion that the  
4 Gusmar building should have a second floor on it,  
5 or -- I disagree with that. But this project to  
6 me is different because it's providing a need and  
7 it's also providing -- anybody that believes that  
8 the people that live in Greenport -- the people  
9 that come and visit, a lot of them perhaps don't  
10 drive. They'll take the train, they'll take the  
11 bus, they'll bicycle, however they get here. The  
12 people that live here, I actually don't know  
13 anybody that doesn't own a car. And to say that,  
14 you know, parking is not an issue is just not  
15 true.

16 So an application like this where it  
17 provides accessory space for two -- well, now  
18 we've learned that it's going to be two people,  
19 one in each apartment, but also provides parking  
20 for them. In my mind it's a -- it's a worthwhile  
21 project.

22 Again, I was opposed to this Code provision  
23 20 years ago. I thought there was -- there was  
24 an ulterior motive involved, but now things are  
25 different. So, does anybody else have anything

1 to say?

2 MEMBER KAUFMAN: As long as we have  
3 guarantees that it's a year-round rental and that  
4 there's at least one space for each unit, because  
5 the units only have one resident in them and  
6 they're quite small, I think it's a worthwhile  
7 project. But I think it's imperative that it  
8 have that guarantee both for parking and for  
9 year-round rental.

10 MR. BROKAW: That's fine.

11 CHAIRMAN SALADINO: Well, we're going to  
12 write it into the decision, the condition; our  
13 attorney assures us that we can do that.

14 MEMBER KAUFMAN: Yeah, I'm not doubting  
15 that we can. I'm just simply saying, to me those  
16 are the two things to get covered.

17 CHAIRMAN SALADINO: And we have to trust  
18 the Building Department that they're going to do  
19 their job.

20 MEMBER KAUFMAN: Exactly.

21 CHAIRMAN SALADINO: That we know they do  
22 their job. So for me -- and Seth, I can  
23 absolutely understand your concern because we see  
24 it a lot, but we just have to take people for  
25 their word.



1           `MEMBER GORDON: And these would be  
2 conditions that would run with the land. So, if  
3 Mr. Brokaw should sell, the conditions would  
4 still be there.

5           MEMBER KAUFMAN: Sure. And maybe 30 years  
6 from now no one uses this park anymore, you know,  
7 I get that. I'm just simply saying this time you  
8 need to have parking spaces for those people..  
9 if you're going to do that, wonderful. As long  
10 as it's not an Air B&B and it's functioning how  
11 it should be, which you're saying it is, then I  
12 think it's -- I'm comfortable with it.

13          MEMBER SOLOMON: I just had -- a couple of  
14 times you mentioned just two people will be  
15 there; we don't know that. I mean a  
16 single-family -- I mean, a single unit is --

17          MR. BROKAW: I --

18          MEMBER SOLOMON: No, just in the general.  
19 That's a couple or something, a studio could be a  
20 couple as well.

21          MR. BROKAW: Well, but basically --

22          MEMBER SOLOMON: So, you know, but parking  
23 is not guaranteed, I totally support what your  
24 intents are.

25          MR. BROKAW: To address that, when I work

1 with the Housing Authority in the Village, they  
2 present to me tenants and it's my understanding I  
3 have no obligation to accept any particular  
4 tenant. I can choose to have a single person.  
5 I don't think I'm breaking any civil laws with  
6 that. But that's how they present the tenant;  
7 Ben, I'm sending you over someone --

8 (Whereupon the fire truck exited the Fire House)

9 I currently have a two-family home on Carpenter  
10 Street and in each unit, each apartment, I have  
11 one tenant, and it works out beautifully.

12 And I also created, on my property I've  
13 built a two-car driveway so they don't have to  
14 park on the street. And that's -- you know,  
15 that's what I do.

16 CHAIRMAN SALADINO: I don't -- it's good  
17 that the applicant is willing to do that, I  
18 guess, I'm not sure, I don't know. But I just  
19 don't know, I would ask Rob again. I don't know  
20 if we can mandate that there's only one person in  
21 each.

22 MR. CONNOLLY: Yeah, I wouldn't be  
23 comfortable.

24 CHAIRMAN SALADINO: I wouldn't be  
25 interested in doing that anyway.

1 MEMBER GORDON: No, no.

2 CHAIRMAN SALADINO: You know, I think  
3 everybody should have a boyfriend or a  
4 girlfriend.

5 MR. BROKAW: I'm not suggesting that you  
6 mandate it, I'm just saying that's my intention.

7 CHAIRMAN SALADINO: That's fine. Anyone  
8 else have --

9 MEMBER REARDON: Mr. Brokaw?

10 MR. BROKAW: Yes?

11 MEMBER REARDON: Because you volunteered  
12 that you have a rental on Carpenter Street, I'm  
13 curious, do you have other rentals in town?

14 MR. BROKAW: Well, I have the building in  
15 front of the accessory which is a commercial  
16 building.

17 MEMBER REARDON: Right.

18 MR. BROKAW: And you were talking about  
19 residential?

20 MEMBER REARDON: Really I'm curious if you  
21 have any other accessory-type apartments for --

22 MR. BROKAW: No.

23 MEMBER REARDON: -- let's say --

24 MR. BROKAW: No, just the two-family house  
25 on Carpenter Street --

1 MEMBER REARDON: Okay.

2 MR. BROKAW: -- which is a legal CO,  
3 two-family

4 MEMBER REARDON: Right, right. The  
5 question would have been, you know, how many  
6 other people do you, you know, have that have  
7 like one person, one car, or does that person  
8 then have a relationship now you have two people,  
9 two cars?

10 MR. BROKAW: Well, in the case of Carpenter  
11 Street, if someone has a guest they're  
12 responsible for their own parking.

13 MEMBER REARDON: Uh-huh.

14 MR. BROKAW: You know, I think I went over  
15 and above by, you know, creating two-car spots on  
16 the property.

17 MEMBER REARDON: Right, it sounds like you  
18 took those into account.

19 MR. BROKAW: I'm trying.

20 CHAIRMAN SALADINO: Anybody?

21 MEMBER REARDON: That's it.

22 CHAIRMAN SALADINO: That's it? Okay.

23 All right, I'm going to make the motion  
24 that the Zoning Board declare itself lead agency  
25 for the purposes of SEQRA. So moved.

1 MEMBER GORDON: Second.

2 CHAIRMAN SALADINO: All in favor?

3 MEMBER KAUFMAN: Aye .

4 MEMBER SOLOMON: Aye .

5 MEMBER REARDON: Aye.

6 CHAIRMAN SALADINO: And this is a Type II  
7 Action for the purposes of SEQRA.

8 I'm going to go through these five  
9 questions, the members will answer them, we'll  
10 vote on the variance afterwards.

11 (Brief Pause)

12 Are the members ready? We can do these five  
13 questions, this five-question test? Okay.

14 We're going to decide whether an  
15 undesirable change will be produced in the  
16 character of the neighborhood or a detriment to  
17 nearby properties will be created by the granting  
18 of the area variance. Dinny?

19 MEMBER GORDON: No.

20 CHAIRMAN SALADINO: Jack?

21 MEMBER REARDON: No.

22 CHAIRMAN SALADINO: Connie?

23 MEMBER SOLOMON: No.

24 CHAIRMAN SALADINO: Seth?

25 MEMBER KAUFMAN: No.

1 CHAIRMAN SALADINO: And I'm going to vote  
2 no.

3 Will the benefits sought by the applicant  
4 can be achieved by some method feasible for the  
5 applicant to pursue other than an area variance.  
6 Dinny?

7 MEMBER GORDON: No.

8 CHAIRMAN SALADINO: Jack?

9 MEMBER REARDON: No.

10 CHAIRMAN SALADINO: Connie?

11 MEMBER SOLOMON: No.

12 CHAIRMAN SALADINO: Seth?

13 MEMBER KAUFMAN: No.

14 CHAIRMAN SALADINO: I don't believe so,  
15 either. I'll vote no.

16 Whether the requested area variance is  
17 substantial. Dinny?

18 MEMBER GORDON: Yes.

19 CHAIRMAN SALADINO: Jack?

20 MEMBER REARDON: No.

21 CHAIRMAN SALADINO: Connie?

22 MEMBER SOLOMON: No.

23 CHAIRMAN SALADINO: Seth?

24 MEMBER KAUFMAN: No.

25 CHAIRMAN SALADINO: I'm going to vote yes.

1           Whether the proposed variance will have an  
2 adverse effect or impact on physical or  
3 environmental conditions in the neighborhood or  
4 district. Dinny?

5           MEMBER GORDON: No.

6           CHAIRMAN SALADINO: Jack?

7           MEMBER REARDON: No.

8           CHAIRMAN SALADINO: Connie?

9           MEMBER SOLOMON: No.

10          CHAIRMAN SALADINO: Seth?

11          MEMBER KAUFMAN: No.

12          CHAIRMAN SALADINO: And I'll vote no.

13          I didn't -- before we go, I didn't ask you  
14 -- I see dry wells for the storm water

15          MS. WINGATE: (Nodded head yes)

16          CHAIRMAN SALADINO: Okay. So I'm going to  
17 vote no.

18          Whether the alleged difficulty was self  
19 created which consideration shall be relevant to  
20 the decision of the Board of Appeals but shall  
21 not necessarily preclude the granting of an area  
22 variance. Dinny?

23          MEMBER GORDON: Yes.

24          CHAIRMAN SALADINO: Jack?

25          MEMBER REARDON: Yes.

1 CHAIRMAN SALADINO: Connie?

2 MEMBER SOLOMON: Yes.

3 CHAIRMAN SALADINO: Seth?

4 MEMBER KAUFMAN: Yes.

5 CHAIRMAN SALADINO: I'll vote yes.

6 I'm going to make a motion that we --

7 before I make this motion, do we want to correct

8 this, just so we know?

9 MS. WINGATE: There's one other correction.

10 CHAIRMAN SALADINO: Do we want to correct

11 the public note -- the agenda? Instead of a

12 3-foot 2-inch setback on the north side it would

13 be on the --

14 MS. WINGATE: It's the west side.

15 CHAIRMAN SALADINO: Or the east side?

16 MS. WINGATE: No, it's west.

17 CHAIRMAN SALADINO: West side? So in

18 paragraph three of -- Item No. 3 on the agenda,

19 "The plan shows a 3-foot 2-inch setback on the

20 north side", we're going to change that to --

21 MS. WINGATE: West

22 CHAIRMAN SALADINO: -- west side, just so

23 it doesn't come back at a later date to bite us.

24 MS. WINGATE: Correct.

25 There was one other item, Item No. 2,



1 you're calling for a variance for a patio. In  
2 the history of the world, I've never seen a  
3 variance for a patio. So I thought I'd --

4 CHAIRMAN SALADINO: I'm not going to change  
5 that.

6 MS. WINGATE: It sets a very bad precedent.  
7 It's a patio; it's brick on sand. It's not a  
8 structure, it shouldn't --

9 CHAIRMAN SALADINO: Then perhaps you should  
10 have asked for an interpretation --

11 MS. WINGATE: Okay.

12 CHAIRMAN SALADINO: -- before -- if you're  
13 challenging -- if you're challenging the Zoning  
14 Board.

15 MS. WINGATE: No, I'm not challenging it.

16 CHAIRMAN SALADINO: Okay. Then again --

17 MS. WINGATE: (Laughter)

18 CHAIRMAN SALADINO: -- Don't be a sore  
19 winner.

20 MEMBER REARDON: Just for the record, I  
21 want to go on record as saying I tend to agree  
22 with that statement. You know, it's not an  
23 above-ground structure, it doesn't have any  
24 implication other than -- just like a yard.

25 MS. WINGATE: Everybody has a front path to

1 their house.

2 CHAIRMAN SALADINO: Well, this is on the  
3 side. But, you know, when we get into like  
4 north/south east/west, those are fixed points on  
5 a compass, we can debate -- we can debate the  
6 terms of the patio. I don't think anybody on  
7 this Board is going to challenge the definition  
8 of a patio. I'm kind of hoping that the  
9 applicant and his representative doesn't.

10 MR. BROKAW: We do not.

11 CHAIRMAN SALADINO: The public has 30 days  
12 to challenge this; I don't see that happening.  
13 So I'm going to -- I'm going to leave it. Unless  
14 we want to prolong this here and redefine --

15 MS. WINGATE: You don't have to do that.

16 MEMBER REARDON: I will go along with it.

17 CHAIRMAN SALADINO: Okay. So I'm going to  
18 make -- did you want to say something, Dinny?

19 MEMBER GORDON: Well, I just want to say  
20 that it does say patio on the -- on this as well,  
21 so.

22 CHAIRMAN SALADINO: The applicant's  
23 contention is --

24 MS. WINGATE: It has to be on the  
25 structure.

1           CHAIRMAN SALADINO:  -- you don't need a  
2 variance for --

3           MS. WINGATE:  The patio.

4           CHAIRMAN SALADINO:  -- the patio.  The  
5 Building Department is here, but I don't want to  
6 get into a big protracted debate about it.

7           MS. WINGATE:  That's fine

8           CHAIRMAN SALADINO:  We're just going to  
9 king of leave it as it is.  I don't believe  
10 there's going to be a challenge.  I don't  
11 think -- aside from being a little officious, I  
12 don't think anybody is that concerned about this.  
13 I'll ask the members, do we -- okay.  No?  Good.  
14 Dinny?

15          MEMBER GORDON:  No, it's fine.

16          CHAIRMAN SALADINO:  Okay.  I'm going to  
17 make a motion that we grant the area variance.  
18 So moved

19          MEMBER GORDON:  Excuse me; aren't you going  
20 to add the conditions that we talked about?  The  
21 parking and the --

22          CHAIRMAN SALADINO:  I kind of -- I lost  
23 track.  I kind of thought we did, but we'll do  
24 that.  The granting of the area variance will be  
25 equally agreed upon -- equally -- will be

1 predicated on the owner agreeing to set aside in  
2 perpetuity two parking spaces for the residential  
3 tenants of the accessory building. Is that  
4 basically what we're asking, conditioning?

5 MEMBER GORDON: Yes.

6 CHAIRMAN SALADINO: Okay.

7 MEMBER GORDON: And that these apartments  
8 be used solely for long-term tenants.

9 CHAIRMAN SALADINO: I think that's  
10 redundant. I think that's already in the Code.

11 MEMBER GORDON: Okay.

12 CHAIRMAN SALADINO: I think the Building  
13 Department, they're more than capable of doing  
14 their job. We're not the Code police. We don't  
15 -- we're not going to go on an inspection. It's  
16 already written in the Code, if somebody violates  
17 the Code it's up to the CEO to cite them for it.

18 I'm not sure. I thought I read someplace  
19 in the Code where I think it's for the rental  
20 permit law; is that Chapter 103, Paul?

21 ADMINISTRATOR PALLAS: I'm sorry? I  
22 couldn't hear you.

23 (Whereupon a fire truck drove past Fire House)

24 CHAIRMAN SALADINO: The permit thing,  
25 103?

1 MS. WINGATE: (Inaudible).

2 CHAIRMAN SALADINO: No, what I'm saying is  
3 I think long-term is defined in there by the  
4 display of at least a minimum of a one-year lease  
5 or --

6 ADMINISTRATOR PALLAS: I believe that --  
7 don't remember the year, but it's a year or more.

8 CHAIRMAN SALADINO: Okay. So, but that's  
9 already in the Code?

10 ADMINISTRATOR PALLAS: Correct.

11 CHAIRMAN SALADINO: It would apply here  
12 also.

13 MEMBER KAUFMAN: Yeah, I'm comfortable with  
14 it being whatever the Village says it is, you  
15 know, as long as it adheres to --

16 MR. BROKAW: It's an enforcement issue.

17 CHAIRMAN SALADINO: And it's absolutely an  
18 enforcement issue. It's not for us to -- so, I  
19 made -- so I made the motion. Is there a -- is  
20 everybody okay --

21 MEMBER KAUFMAN: Yeah

22 CHAIRMAN SALADINO: -- with the condition?  
23 So I made the motion. Is there a second?

24 MEMBER GORDON: Second.

25 CHAIRMAN SALADINO: And, Dinny?

1 MEMBER GORDON: Yes.

2 CHAIRMAN SALADINO: Jack?

3 MEMBER REARDON: Yes.

4 CHAIRMAN SALADINO: Connie?

5 MEMBER SOLOMON: Yes.

6 CHAIRMAN SALADINO: Seth?

7 MEMBER KAUFMAN: Yes.

8 CHAIRMAN SALADINO: And I'll vote yes.

9 That's it. Easy peasy.

10 MR. BROKAW: Thank you for your time.

11 MS. WINGATE: Easy peasy?

12 CHAIRMAN SALADINO: Item No. 10 --

13 (\*Laughter\*)

14 CHAIRMAN SALADINO: Item No. 10 is Any  
15 other Zoning Board of Appeals business that might  
16 properly come before the Board. If Quiet Mass  
17 Studios wants to debate the term patio, this is  
18 her opportunity to do it.

19 MS. WINGATE: No.

20 CHAIRMAN SALADINO: No? Okay. Item No. 11  
21 is motion to adjourn. So moved.

22 MEMBER KAUFMAN: Second.

23 CHAIRMAN SALADINO: Second. All in favor?

24 MEMBER REARDON: Aye.

25 MEMBER GORDON: Aye.

1 MEMBER SOLOMON: Aye.

2 MEMBER KAUFMAN: Aye.

3 CHAIRMAN SALADINO: I'll vote aye.

4 Thank you, folks. Jay, roll the credits.

5 (\*The meeting was adjourned at 6:52 p.m.\*)

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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 May 18, 2021, at Station One Firehouse,  
13 Third & South Streets, Greenport, NY 11944.

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

18 IN WITNESS WHEREOF, I have hereunto set my  
19 hand this 23rd day of May, 2021.

20

21

\_\_\_\_\_  
Alison Mahoney

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