

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 Third Street Firehouse
8 Greenport, New York

9 July 21st, 2020
10 6:00 p.m.

11 Before:

12 JOHN SALADINO - Chairman

13 DAVID CORWIN - Member

14 DINNI GORDON - Member

15 JACK REARDON - Member

16 ARTHUR TASKER - Member

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19 ROBERT CONNOLLY - Zoning Board Attorney

20 PAUL J. PALLAS - Village Administrator

21 AMANDA AURICHIO - Clerk to the Board

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23
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25

INDEX

ITEM	DESCRIPTION	PAGE
1	Approve minutes from 6/16	3
2	Approve minutes from 2/18	3
3	Motion to schedule next ZBA meeting for 8/18/2020	3
4	621 Main Street	4
5	621 Main Street	111
6	Any other ZBA business	111
7	Motion to adjourn	112

1 (The meeting is called to order at
2 6:00 PM).

3 CHAIRPERSON SALADINO: I'd like to call
4 to order the meeting of the Greenport Zoning
5 Board of Appeals.

6 Item 1 is a motion to accept the
7 minutes from the June 16, 2020, Zoning Board of
8 Appeals meeting.

9 So moved.

10 MEMBER REARDON: Second.

11 CHAIRPERSON SALADINO: All in favor?
12 (Chorus of ayes).

13 CHAIRPERSON SALADINO: Item 2 is a
14 motion to approve the minutes of the
15 February 18, 2020, Zoning Board of Appeals
16 meeting.

17 So moved.

18 MEMBER REARDON: Second.

19 CHAIRPERSON SALADINO: All in favor?
20 (Chorus of ayes).

21 CHAIRPERSON SALADINO: Any abstention?

22 MEMBER CORWIN: Abstain.

23 CHAIRPERSON SALADINO: And one
24 abstention.

25 Can you folks hear me?

1 (Negative response).

2 Item 3 is a motion to schedule the next
3 Zoning Board of Appeals meeting for August 18,
4 2020, at 6:00 PM at Station 1 Firehouse, Third
5 and South Streets, Greenport, New York, 11944.

6 So moved.

7 MEMBER GORDON: Second.

8 CHAIRPERSON SALADINO: All in favor?

9 (Chorus of ayes).

10 Item 4 is 621 Main Street. It's a
11 public hearing regarding area variances applied
12 for by Community Action Southold Town,
13 represented by Martin Finnegan, Esq.

14 The applicant proposes the conversion
15 of the former church, which was recently
16 renovated as a one-family home, to CAST
17 headquarters. This property is located in the
18 R-2, one- and two-family, district and is
19 located in the Historic District.

20 This property also requires approval
21 from the Historic Preservation. The Suffolk
22 County Tax Map Number is: 1001-2.-6-49.4.

23 Usually the public notice is attached
24 to the agenda, but there's nothing there. So
25 before we open the public hearing, we're going

1 to confirm the status of the applicant to make
2 the application.

3 The public notice is published?

4 MS. AURICHIO: Yes.

5 MEMBER TASKER: Excuse me,
6 Mr. Chairman, I can barely hear you.

7 CHAIRPERSON SALADINO: We confirmed
8 that the public notice was published.

9 Can you hear me now?

10 Do we have the mailings?

11 MS. AURICHIO: I believe so, yes. I
12 don't have them present. Are they in the
13 folder?

14 ADMINISTRATOR PALLAS: Yes.

15 Mr. Chairman, I don't have physical
16 copies. I believe they were e-mailed to us.
17 We could check the e-mails right now to see if
18 we have them.

19 CHAIRPERSON SALADINO: I didn't hear
20 you, Paul.

21 ADMINISTRATOR PALLAS: I believe they
22 were e-mailed to us. We can check right now to
23 see if we have them.

24 CHAIRPERSON SALADINO: You know, if
25 it's okay with the applicant -- I trust the

1 village has the notices. If it's okay with the
2 applicant, we have people waiting outside, it's
3 90 degrees outside, it's pretty warm in here.
4 I'm going to ask our attorney, can we move this
5 forward and wait on these mailings or do we
6 have to --

7 MR. CONNOLLY: Yeah. As long as the
8 village has them, we can turn them over at the
9 end to have the physical ones in the
10 presence of --

11 CHAIRPERSON SALADINO: The only thing
12 I'm concerned -- I'm pretty warm, I'm sure
13 those people are pretty warm, I'm positive
14 those people are pretty warm.

15 MR. ARNOFF: We can waive it. I can't
16 do it for them all.

17 CHAIRPERSON SALADINO: We're assured
18 that the village has them? All I want to do is
19 put them on the side for now.

20 MR. ARNOFF: No objection.

21 CHAIRPERSON SALADINO: Okay.

22 MR. ARNOFF: I'm just trying to help.

23 CHAIRPERSON SALADINO: I'll move this
24 along.

25 And the last thing before we open the

1 public hearing is I just want to let the public
2 know, because of social distancing, the law has
3 changed. It's up to 50, but we don't have the
4 room for 50. So there's 11 of us, so that
5 limits the public to 14. We're going to ask
6 that whoever has something to say, come up, say
7 it, there's a speaker outside, we'll let
8 someone else in so they could speak. I
9 apologize, it's kind of, like, the best we
10 could do with what we have.

11 And in lieu of that -- in light of
12 that, we're also going to ask you to limit your
13 comments to five minutes each. If we have
14 time, you can come up again for a second bite
15 of the apple, if we have time.

16 The meeting is being live-streamed, so
17 you can follow along on your phone, your
18 tablet. And I mentioned the speaker outside.

19 And the last thing I'm going to say
20 before I open the meeting is we received -- not
21 counting these today, we received these e-mails
22 from neighbors both for and against. We made
23 them available to the stenographer. Some of
24 them are likely being read into the record.
25 It's being entered into the record. The

1 stenographer has all the letters. So we're not
2 going to read these -- how many -- 26 ounces of
3 e-mails or 30 ounces of e-mails, but they will
4 be entered into the record.

5 We're going to open the public hearing.
6 Is the applicant here?

7 MR. FINNEGAN: Good evening. My name
8 is Martin Finnegan, I'm with the firm Twomey,
9 Latham, Shea, Kelley, Dubin, and Quartararo.
10 And I'm here this evening on behalf of CAST.

11 PUBLIC ATTENDEE: Can he have a
12 microphone?

13 CHAIRMAN SALADINO: But then he's the
14 only one who can use it.

15 MR. FINNEGAN: Can you hear me now?
16 Better?

17 (Affirmative response).

18 So as I said, I'm joined here this
19 evening, by Cathy Demeroto, who is the
20 executive director of CAST; Marc Sokol, who is
21 the president of the Board of Directors; and
22 the project architect, Glynis Berry.

23 As the Board is aware, CAST is a local
24 non-profit organization that provides vital
25 services to the residents of Greenport and the

1 Town of Southold since 1965. Cathy and her
2 small staff carry out this essential work from
3 a small converted house on Front Street with
4 insufficient space for its operations.

5 After years of searching for more
6 suitable space, CAST was presented with the
7 opportunity to purchase the subject property
8 located at 621 Main Street with a hope of
9 relocating community operations there. I
10 understand that this board is familiar with
11 this site and had the opportunity to visit the
12 subject site. And I'd like to say for the
13 record, the subject premises exists of
14 approximately 18,760 square feet. It's in the
15 R-2 zoning district. It's currently an
16 improved structure that was originally a
17 Methodist Church building until it was
18 converted to a single-family residence in 2017.

19 CAST has sought a building permit to
20 renovate the structure organization --

21 MEMBER TASKER: Excuse me, Counsel?

22 MR. FINNEGAN: Yes?

23 MEMBER TASKER: Can you move the
24 microphone closer to your mouth, please?

25 MR. FINNEGAN: Sure.

1 MEMBER TASKER: Thank you.

2 MR. FINNEGAN: As we know, CAST is a
3 non-profit organization and that has permitted
4 conditional use, subject to certain structural
5 restrictions which include a lot size of an
6 acre, 50-foot setbacks from all the property
7 lines, and maximum 20 percent lot coverage.
8 The subject property, as I said, is seven -- is
9 18,716 square feet of the footprint of the
10 structure was constructed in 1890 in a
11 nonconforming location.

12 The existing lot coverage is
13 conforming; however, CAST is adding a small
14 addition to the back corner of the building to
15 have handicapped accessibility by law. As
16 such, area variances remain necessary for CAST
17 to proceed with the purchase of the property.

18 In addition, in order to meet parking
19 requirements for partial buildings under the
20 code, a parking variance is required so that
21 CAST can have nine spaces as they currently
22 have in their current location.

23 Therefore, CAST's decision to appeal
24 the building inspectors of notice of
25 disapproval and seek the required area

1 variances to continue its valuable work in the
2 village.

3 I'm going to address the area variance
4 criteria in the Village Law and the Village
5 Code in a moment and explain why the
6 circumstances here warrant the granting of
7 relief to CAST. Before my review of the
8 comments that were submitted for the record
9 from various parties, I think it's important to
10 first place this request in the proper context
11 so that the Board's decision can be based on an
12 accurate statement of facts.

13 To assist me with that, I'll ask Cathy
14 Demeroto, who is the executive director of
15 CAST, to address the Board and explain the
16 nature of CAST operations as only she can. I
17 will then ask Glenys Berry to briefly explain
18 the site improvements before I return to
19 address the applicant law.

20 So Cathy, with that, would you mind
21 coming up?

22 PUBLIC ATTENDEE: We can barely hear
23 out here.

24 MEMBER CORWIN: There's a speaker. You
25 just weren't talking into the microphone.

1 CHAIRPERSON SALADINO: We're doing the
2 best we can with what we have. The way the
3 people in here have to bear with it, I'm
4 politely asking you guys to bear with us also.

5 MS. DEMEROTO: Chairman Saladino and
6 the Members of the Zoning Board of Appeals, my
7 name is Cathy Demeroto, and I've had the honor
8 and privilege to serve as the executive
9 director of Community Action Southold Town
10 since 2017.

11 Over the years I have seen firsthand
12 how important CAST is to the Village of
13 Greenport and the Town of Southold. We serve
14 hundreds of hardworking families, seniors,
15 people living with disabilities, and single
16 young people who want to live and work on the
17 north fork and are struggling to make ends
18 meet. These residents all contribute to the
19 vitality and diversity of this wonderful
20 community.

21 Since 1965, CAST, the non-profit
22 organization has provided the Town of Southold
23 residents with a safety net and the needs of
24 improving their lives and gaining
25 self-sufficiency.

1 Through its long 55-year history, CAST
2 has been a considerate and valuable neighbor of
3 the Village of Greenport providing critical
4 services.

5 CAST has outgrown its current space and
6 is unable to continue to provide services
7 safely and effectively on Front Street at the
8 very busy entrance to the Village of Greenpart.
9 The current pandemic has highlighted CAST's
10 immense value to the Village of Greenport and a
11 positive impact its products and services have
12 on the community.

13 CAST has been looking for a permanent
14 home for many years without success. Due to
15 our needs and cost considerations, 621 Main
16 Street is the ideal size and location to
17 accommodate CAST.

18 I urge you to approve CAST's requested
19 area variances for 621 Main Street to
20 accommodate the proposed new home for CAST. I
21 do not believe granting the requested variances
22 will have an adverse impact on the character of
23 the surrounding neighborhood or be a detriment
24 to the environment.

25 In addition to the CAST offices, CAST

1 provides a range of essential services at a
2 single adequate location. These locations are
3 a food pantry, sharing room, a variety of
4 workforce development classes, individual
5 tutoring, and annual school supply and holiday
6 toy drive.

7 As you know, 621 Main Street served as
8 the home of the Greenport United Methodist
9 Church from 1890 until 2017 when it was changed
10 to a residential, single-family use. But it's
11 never been used as a permanent single-family
12 residence and has sat vacant for much of the
13 past three years. In addition, it is no secret
14 that many of the services CAST provides are
15 similar to those provided by the Methodist
16 church during its long history.

17 I believe CAST will be consistent with
18 the character of the surrounding neighborhood
19 and will, in fact, enhance the community.

20 We submitted a description of CAST
21 activities and an outline of our operations.
22 I'm happy to answer questions on these, but
23 ensure, CAST operates during normal business
24 hours, from 9:00 to 5:00 PM Monday through
25 Fridays, except Tuesdays we stay open until

1 6:00 PM. We are closed on weekends and
2 holidays. We have occasional classes in the
3 evening that end before 8:30 PM. There are no
4 classes during the busy season from June
5 through Labor Day. Majority of our clients
6 walk or take public transportation to CAST.
7 Our deliveries are limited. Our specific
8 concerns are regarding parking and traffic.
9 However, in realty, our use is less intense
10 than we can show.

11 I also recognize that the community has
12 seen increased foot and car traffic at CAST
13 over the last few months; however, it's
14 important to put that in context. We've been
15 and are experiencing five-fold increase. CAST
16 immediately stepped up to help our neighbors
17 temporarily expanding our services and serving
18 on the front lines, putting ourselves and
19 families in harm's way. I'm proud of my team
20 and of the many selfless volunteers who work
21 with us to ensure families did not go hungry,
22 and remained stably housed during this health
23 and economic crisis.

24 Fortunately, with the reopening of
25 businesses, we have seen many local residents

1 return to work and the numbers coming to CAST
2 are starting to trend down this month, doing
3 closer to our normal levels. The pandemic
4 response numbers experienced should not be used
5 to gauge our normal level of activity.

6 We have no plans at this time to expand
7 our program and services when we move to a new
8 home. The new space will merely allow us to
9 house our current programs and services in an
10 adequate space.

11 Moreover, as a trusted and steadfast
12 organization, we are committed to mitigating
13 any potential impacts to the surrounding
14 community and will continue to be a respectful
15 and valuable neighbor

16 Is 621 Main Street a perfect location
17 for CAST? No. But in truth, there is no
18 perfect location for CAST in Greenport Village
19 or the Town of Southold. However, I can
20 confidently say this is the best location
21 that's available in the Village of Greenport.

22 As the wise philosopher Voltaire
23 stated, and has been restated by many great
24 leaders including Presidents John F. Kennedy
25 and Barack Obama, "Don't let the perfect be the

1 enemy of the good."

2 It's important to note that I have seen
3 false information that has been shared by some
4 of the opponents of CAST's relocation to 621
5 Main Street. I see misinformation about
6 deliveries, traffic, programs, proposed
7 expansion, and the nature of our services.
8 Many of the opponents incorrectly refer to CAST
9 as a commercial business. I have even seen
10 some people refer to our non-profit
11 organization as a grocery store, commercial
12 kitchen, and school. It was even stated that
13 we plan to provide housing for our clients.
14 Some opponents have voiced that opposition as
15 concern for the safety of our clients. I ask
16 you: How is 621 Main Street less safe for our
17 neighbors than 316 Front Street, which has less
18 parking and is at a very busy entrance to
19 Greenport? In fact, tragically, a pedestrian
20 was just killed by a hit-and-run driver in
21 front of our location.

22 Importantly, our clients -- who the
23 opponents are concerned about -- support our
24 move to 621 Main Street, provide adequate space
25 to service our clients safely and effectively.

1 Many have stated that CAST is a
2 wonderful organization but just does not belong
3 at 621 Main Street, notably the former
4 Greenport Methodist Church. There are no other
5 viable options in Greenport Village. CAST has
6 been searching for a permanent home for years.
7 For a village that prides itself on being
8 inclusive and supportive of all, I find the
9 false narrative being spread by some opponents
10 alarming and disheartening. Greenport is
11 better than this.

12 The simple fact is several nearby
13 residents just don't want CAST in their
14 backyard, which very few have been honest
15 enough to share with me. Some of you are
16 motivated by speculation and fear. We want to
17 live in a community where people will couch
18 their own interest and their perceived property
19 values or for each other and the common good.

20 In the words of Representative John
21 Louis, the great civil rights leader who we
22 lost this past weekend, when you see something
23 that's not right, not just, not fair, you have
24 a moral obligation to say something, to do
25 something. I'm here today to say, with the

1 support of so many in this beloved community,
2 the opposition to the location of 621 Main
3 Street is not right, it is not just, and it is
4 not fair.

5 I'm urging the Zoning Board of Appeals
6 to review the application, which will allow
7 CAST to move one step forward towards the
8 purchase of the vacant church building on Main
9 Street, enabling CAST to continue to operate in
10 the village and provide essential services and
11 support to residents of Greenport Village.

12 It would be a tremendous loss to the
13 village if after 55 years CAST has to relocate
14 outside of the village to continue to provide
15 the important programs and services that have
16 such a positive impact on our community.

17 The CAST board of directors and I can
18 assure you that CAST will continue to be a good
19 neighbor, respecting and working with the the
20 community and our neighbors while serving
21 neighbors in need as it has in the last 55
22 years.

23 May the better angels in our nature
24 prevail. Thank you.

25 (Applause).

1 MR. FINNEGAN: Thank you. I just want
2 to have Gwenis come up to use the site plan
3 just for a quick explanation for the record of
4 what is going to be changed on-site. Maybe we
5 can turn the chair around.

6 MS. BERRY: The small addition is to
7 increase accessibility to the building to both
8 of the basement and the main floor with a ramp
9 and accessible entry, interior stairs, and an
10 elevator.

11 The proposed expansion is purely to
12 improve accessibility to the existing building.
13 It does not increase the occupiable space. The
14 addition extends in the rear yard for a couple
15 of reasons. One, the elevational change
16 between the ground and the first floor is less
17 in the back, so we can have a smaller ramp.
18 The other is that it is a historic building, so
19 we put the addition in the back so it won't be
20 visible from the street. So we maintain the
21 historic character of the building. Also, it
22 kind of sticks out a little bit instead of
23 being along the rear, because the only operable
24 building windows on the main floor are right
25 there. So we wanted to maintain that sense of

1 the structure and the air flow.

2 So when you enter the building at the
3 site, what we did is we shifted the entry north
4 to provide a buffer for the house to the south.
5 And the buffer varies from 4.3 to slightly over
6 6 feet in width. And we're using a circular
7 access to widen the actual curb cut so it's
8 easier to turn in.

9 Then along the driveway, we have a
10 50-foot -- a little more than 50 feet that
11 handles the loading and some bicycle parking.
12 Its size is larger than the normal loading so
13 that when it's not being used it can handle two
14 extra cars for people that are dropping off and
15 picking up things.

16 Then, after that, we have got three
17 more regular parking and then a handicapped
18 parking spot. And then we have a grass corner.
19 And we actually gave up two parking spots
20 because we wanted to provide a turning area for
21 any vehicles.

22 One of comments we saw from the
23 Planning Department mentioned, you know, it
24 would not be a good place to back into the
25 road. And we agreed with them. So we gave up

1 two parking spots and provided a three-point
2 turning area, and we located the grass turn
3 there just in case somebody has trouble. But
4 we designed it for a 30-foot truck which is in
5 line with the size of the loading dock that the
6 village requires. So I think we have addressed
7 that. I think it will be much safer.

8 We also are going to move the line of
9 hedges back to just before the loading starts.
10 So the hedges will still screen the parking
11 area, but it will have better sight lines when
12 people are leaving the site. So they'll be
13 able to see right down the street.

14 Relative to the variance -- variances
15 that are needed, setbacks. All the existing
16 setbacks are pre-existing, which is typical for
17 a historic district. They didn't have building
18 codes back then and people built closer to the
19 street. So it's a historic building with an
20 appropriate setback for the time it was built.

21 So we have not reduced the setbacks at
22 all. We have -- our addition keeps the same
23 line. So we consider all the setback variance
24 requests to be basically what you're going to
25 get in a historic neighborhood.

1 Lot size and lot coverage. So the code
2 does require a minimum of one acre for this
3 kind of use and the lot doesn't meet that
4 requirement. But if you look at the
5 requirements for lot coverage, we are very,
6 very close. We're asking for a less than one
7 percent increase. And the code has a much
8 stricter lot coverage for this kind of use,
9 it's 20 percent. If it's a residence, it's 30
10 percent. If it's a two-family residence, it's
11 35 percent. So this use will actually ensure
12 that you have a smaller building lot coverage
13 than if this were a single-family home by 50
14 percent. So I think that our lot coverage
15 percentage, the request for the variance is
16 very minor and it's purely for accessibility
17 reasons. And I think this will help preserve
18 the historic relationship of the building size
19 to the lot. So you're going to get -- that
20 kind of proportion is going to be maintained, I
21 think, better than a single-family home.

22 The big issue: Parking. While we
23 agree that we need a variance for the number of
24 parking spaces, we disagree strongly with the
25 "32" number identified in the notice of

1 disapproval. The calculations used by the
2 village was gross square footage, which
3 includes walls, stairways, corridors,
4 elevators, mechanical rooms, bathrooms, bell
5 tower, and storage. Unfortunately, the code
6 did not specify gross or net square feet and we
7 feel strongly that this should have been net
8 square feet, not gross.

9 If you look at the parking schedule at
10 150-16(a)(1), all the parking needs are
11 described relative to use. So, for example,
12 number of classrooms, number of rooms, beds,
13 seats, members, doctors. For places of
14 worship, libraries, and other public buildings,
15 the requirement is one space for each 200 feet
16 of floor area, but not less than two space per
17 each of each five seats we're provided. If one
18 calculates, based on the number of seats, the
19 need is for eight spaces. If one calculates a
20 need based on occupied floor space, divided by
21 the 200 square feet, the need is 17. And that
22 is bigger than by seat. So in our opinion, we
23 think the proper number we should be requesting
24 is 17 spaces. And we feel that number is
25 correct according to the Village Code.

1 And for comparison, 32 spaces would
2 accommodate a 160-seat restaurant. If we look
3 at the maximum occupancy allowed by State Code
4 for fire egress, for all program spacing
5 including storage and mechanical rooms, which
6 is never going to happen, the total maximum
7 allowable occupancy would be 108.

8 To put this in perspective, CAST
9 currently uses nine spaces. Our plan provides
10 this plus a loading zone that can accommodate
11 one large truck or two cars. We therefore feel
12 the request for a parking variance is
13 reasonable as to CAST uses, and feel the
14 application of gross square footage to be
15 inaccurate.

16 We therefore ask the Board to view this
17 application favorably. This structure fits
18 CAST's spacial needs extremely well. CAST
19 needs a vital home within the Village of
20 Greenport. Thank you.

21 MEMBER CORWIN: Can I just ask you one
22 question? How long is the building going to be
23 heated --

24 MS. BERRY: It has two heating oil
25 tanks in the basement, they're not in the yard.

1 MEMBER CORWIN: They have to be filled
2 some place.

3 MS. BERRY: Yeah, right.

4 MEMBER CORWIN: You don't know where it
5 is?

6 MS. BERRY: Not off the top of my head,
7 but I think it's probably in the back of the
8 building there, at the corner. So I didn't
9 know -- I'd have to look at the pictures to
10 know.

11 CHAIRPERSON SALADINO: One last thing
12 for the public, the size of the addition, is
13 it, like, 600 feet?

14 MS. BERRY: Hold on, let me put this
15 down. Also in answer to one of your questions,
16 somebody said we didn't include the basement,
17 your definition of the building doesn't include
18 if it's a low grade. So that was the reason.
19 So you said it should be .1, but --

20 CHAIRPERSON SALADINO: Just the size of
21 the addition. I have approximately 600 feet.

22 MR. FINNEGAN: I think it's 551,
23 something like that.

24 MS. BERRY: This is for the total
25 square footage.

1 CHAIRPERSON SALADINO: Just the size of
2 the addition.

3 MS. BERRY: 551.

4 CHAIRPERSON SALADINO: Just for the
5 public, it's 551 square feet. Thank you.

6 MS. BERRY: There's a little bit in the
7 basement, you know.

8 MR. FINNEGAN: As promised, we're going
9 to briefly address the area variance criteria
10 under the Village Law, which is in the Village
11 Code.

12 So the granting of relief will not, in
13 our estimation, result in an undesirable change
14 in the character of the neighborhood nor
15 detriment to nearby properties. The
16 surrounding neighborhood is characterized by
17 uses including residential zoning, buildings,
18 and commercial uses along Main Street. With
19 the exception of the small 551-square-foot
20 addition to allow for handicapped
21 accessibility, the basic footprint of the
22 structure will remain undisturbed.

23 The renovation proposed by the
24 applicant will not increase in degree of
25 non-conformity of any of the existing front or

1 side yard setbacks. The front yard setback
2 variances are only required to maintain the
3 pre-existing setbacks. The existing structure
4 is, in fact, part of the character of the
5 community which will be entirely preserved if
6 relief is granted.

7 As for lot size, the property was
8 historically used as a church where dozens of
9 people gathered for activities and services on
10 a year-round basis. As CAST explained, the
11 activities of CAST are far less intense by
12 comparison and are currently conducted on a
13 smaller parcel. The lot coverage variance is
14 de minimus, less than one percent, and is
15 sought, as I mentioned, to allow access to the
16 building and not for additional program space.

17 As Glynis mentioned, it's interesting
18 to note that if this were to remain a
19 residential structure, the lot coverage could
20 be 50 percent greater at 30 percent.

21 As for parking, the intensity of CAST's
22 operation does not require 17, much less 32,
23 parking spaces. Many clients arrive by foot or
24 bicycle. There are set periods of time in the
25 business day, as explained in the activity

1 detail that was provided in the application,
2 and people arrived to get what they needed, and
3 that's Monday through Friday during business
4 hours. And for the food pantry that's even
5 less, three-hour blocks, only three days a
6 week.

7 People are not congregating, they're
8 not staying to eat or make meals on-site. This
9 is not a restaurant. It's not a grocery store.
10 People come and go and avail themselves of CAST
11 services.

12 CAST has no operations on the weekend
13 or the evenings during the busy summer season.
14 There are occasional activities to be lightly
15 attended. Truck deliveries are infrequent,
16 being less than twice a month. Garbage pick-up
17 is weekly, just like residential pick-up
18 service.

19 So the place will essentially be empty
20 much of the weekends, every weekend, many
21 nights, and that's the time when anybody in the
22 neighborhood would be able to -- would most
23 likely to be home to see or know what's going
24 on.

25 So CAST admits that its operation will

1 be of no detriment to the surrounding
2 neighborhood. However, to the extent that they
3 differ from the current residential use, site
4 improvements were proposed, as Glynis
5 explained, to mitigate any potential impacts by
6 way of additional screening and buffering.

7 Can CAST do this without variance
8 relief, is the next criteria. Of course not.
9 However, context is important here. The front
10 side yard setbacks of the existing structure
11 have been non-conforming for many years and the
12 variance relief is sought to maintain those
13 historic setbacks. The proposed improvements
14 will not increase the degree of their
15 non-conformity in any respect.

16 This is not new construction four feet
17 from the front property line, it's the adapted
18 re-use of a 130-year-old building. The only
19 thing new of your interest the minimal .54
20 percent lot coverage. It was placed there, as
21 Glynis explained, to maintain the historic
22 character of the structure.

23 The parking variance is required
24 because the code does not differentiate between
25 proper use and a restaurant. For all intents

1 and purposes. Why on Earth would they ever
2 need 32 or even 17 parking spaces. Even if
3 this were a two-acre parcel, CAST wouldn't need
4 32 parking spaces? The vast majority of the
5 time this building will be occupied by CAST
6 staff members, the site has ample room for its
7 clients to come, as we said, by foot.

8 The lot size variance, likewise
9 necessary to allow the conversion to become
10 proper use. CAST currently operates on nearly
11 half the size of the premises. The proposed
12 site allows for parking and access that CAST
13 will require for its operations. The only
14 alternative is to allow another suitable
15 property. CAST has been searching for years,
16 and this property is the only viable
17 alternative that will allow them to maintain
18 their operation in the village where most of
19 their clients are.

20 And I'm going to ask Mark Sokol to
21 speak to that issue. I think it's an important
22 point to see the sort of effort to look at, and
23 this is literally the only viable option. As
24 to substantiality, belaboring the fact, if CAST
25 can substantially comply with that 20 percent

1 lot coverage to suggest the lot is
2 appropriately sized for CAST operations.

3 While the variances for the front and
4 side-yard setbacks, parking lot and lot size,
5 mathematically substantial to maintain the
6 historic footprint of the structure and to
7 reduce parking onsite will not result in any
8 negative impacts on the surrounding
9 neighborhood as the proposed CAST operations
10 are far less intense than the historic church
11 used.

12 CAST currently operates with 9 parking
13 spaces, which the plan provides for. This plan
14 contains an additional loading zone which can
15 handle two cars parked at the curb or one large
16 truck. That additional spots the code requires
17 is simply not needed to accommodate CAST
18 operations on the subject premises.

19 As to adverse impact on the
20 environmental impact: As stated previously,
21 the setbacks were established years ago when
22 the church was constructed. There is no
23 perceivable environmental impact on the
24 proposed construction or from allowing reduced
25 construction which is adequate for CAST needs.

1 Nevertheless, the plan does include
2 additional storm water draining, increased
3 bumpers, and maintenance. This is not a new
4 venture. CAST has been here, servicing this
5 village and its residents for 55 years. We are
6 aware of no complaint regarding its operations.
7 CAST is and always has been a respectful
8 neighbor in Greenport Village. Their
9 operations in the village have not been
10 adversely effected in their current or any past
11 location, and there's no actual evidence that
12 any such impacts will result in a relocation.

13 As to self-creation, CAST is simply
14 seeking to convert an existing structure with
15 non-conforming setbacks to allow the use in the
16 R-2 Zone. Relief is sought in large part just
17 to maintain the existing setbacks.

18 And the only alternative, and I'll ask
19 Marc to come up briefly to address this, is
20 that it go elsewhere and they have struck out
21 in that effort.

22 So I'm going to ask Marc Sokol, the
23 president of CAST to just address that,
24 briefly.

25 MR. SOKOL: Thank you. My name is Marc

1 Sokol. I'm the president of the Board of
2 Directors of CAST. I've been a member of the
3 board for eight years, I'm president for two.

4 I was attracted to CAST because of its
5 history and mission and spent much of my time
6 on the board working to grow the charity and to
7 meet the needs of the community.

8 It's been obvious for several years
9 that CAST has grown out of its current space,
10 even for its current level of services. A
11 little over 1,000 square feet that we rent on
12 the first floor of a residential house. We
13 have been actively looking for new space,
14 preferably in Greenport Village, but have
15 looked elsewhere in Southold Town as well. We
16 have worked with real estate agents to scour
17 the area. We have looked at commercial
18 properties. We have looked at residential
19 properties and other churches, but none have
20 met our financial needs.

21 Just to give you a sense of that, last
22 year, which was by far a record year for CAST,
23 we received about \$700,000 in donations. This
24 church and its modifications will cost us about
25 two point -- two and a half times that to

1 purchase. And we can do it, but we're very
2 limited. We're a small charity and the
3 logistics of how we -- what we need from these
4 properties is very specific.

5 As far as we know, the only property
6 that is for sale in Greenport that meets our
7 criteria, given that we get these variances, is
8 this former Methodist Church at 621 Main
9 Street.

10 Given the community support that CAST
11 has received since its inception in 1965 and
12 the outpouring of support we have gotten during
13 this pandemic, we are absolutely surprised by
14 the intensity of this opposition. During my
15 tenure on the board, we have never received a
16 complaint from any of our neighbors, both in
17 our current location at 316 Front Street and
18 when we were across the street at 311 Front
19 Street. I can guarantee, as a board, that CAST
20 will always endeavor to be the best possible
21 neighbor and whose presence will improve the
22 local area. Thank you.

23 (Applause).

24 MR. FINNEGAN: Thank you. So we're
25 available to answer questions, if the board has

1 any, or be available for any other comment.

2 CHAIRPERSON SALADINO: Do the members
3 have any questions for the attorney?

4 PUBLIC ATTENDEE: We do have some seats
5 available if someone wants them. Three seats.

6 CHAIRPERSON SALADINO: How many seats
7 are there?

8 PUBLIC ATTENDEE: Four now; one, two,
9 three, four.

10 CHAIRPERSON SALADINO: There's four
11 seats.

12 If the attorneys are done, we'll open
13 it up to the public.

14 MR. ARNOFF: My name is Harvey Arnoff,
15 I maintain an office in Riverhead and I know
16 some of the members of the board.

17 I'm here representing a group of
18 neighbors. Those neighbors are Morgan Kelly
19 (phonetic), Sharon and Rachel Grossman
20 (phonetic), Martin McDonald (phonetic), Cynthia
21 and Patrick Brennan (phonetic) and Adam
22 Fairking (phonetic).

23 I would like to take a moment for our
24 submission, because I would like to address in
25 part as it relates to that.

1 I'm going to do something a little
2 different than Mr. Finnegan has done. I'm
3 going to address the Board in a different
4 manner.

5 What you're being asked to consider
6 tonight is whether or not to grant certain
7 variances to CAST, to occupy and utilize a
8 single-family dwelling within the Town --
9 within the Village of Greenport. And in
10 accordance with the code of the village. Now,
11 one of the questions I thought when I was
12 reading over this is should CAST be renamed to
13 CAVG instead of CAST, since by its own letter,
14 it says: We serve the residents of Southold
15 Town for tomorrow. Why then, must it be in
16 Greenport? That's one of the considerations.
17 But then again, if this was a popularity
18 contest, I wouldn't be up here talking to you
19 because I think if this were a popularity
20 contest, we wouldn't need this meeting and we
21 would just approve CAST for this site. But
22 that's not the law. And you're chargeable, as
23 you all know, with enforcing the law, not only
24 the law of the State of New York, but the code
25 of the Village of Greenport.

1 Now, we have to look at the genesis of
2 why we're here tonight. James Olinkiewicz came
3 before this town and said I want to subdivide
4 this property. And so what can Mr. Olinkiewicz
5 do? He took the parking lot from the church
6 and diverted it into a legal lot within the
7 village. Thus, he created a hardship which
8 ultimately gets visited on CAST. But
9 ultimately, it's a self-created hardship.
10 There's no question about that. Had that
11 parking lot been there, there would have been a
12 possible different approach tonight by CAST and
13 by us, but it's not there. It's gone. And we
14 can't go back to the Planning Board to ask
15 them, you know, is this what you meant to do?

16 Now, additionally, the Planning Board,
17 cannot and should not create undersize and
18 building lots. And I'm going to re-visit that
19 with you at the end of the address. I want you
20 to remember that I said that. Because they
21 cannot create a lot that's undersized. Now,
22 one of the questions that you have in the
23 script in your code entails it's clear that
24 they cannot and they labor diligently to do
25 that.

1 Now, you have to excuse me. Now, one
2 of the questions that you have to ask is did
3 the scribners of your code intend that it's
4 clear that it says that there's a conditional
5 use in an R-2, R-1 zone. But is that to be
6 blindly approved of the actual village itself?

7 Now, we know for a fact that with the
8 transmutation, the change from a residence,
9 remember not only did Mr. Olinkiewicz say this
10 is going to be a residence, a single-family
11 residence, to the board that approved this, the
12 board, he signed a covenant to that effect.
13 I'm going to go back to that because that's not
14 mentioned, conveniently, by the applicant.
15 Because it's important for this Board to
16 understand. But then, when CAST comes in,
17 150.30(a)(5), there's no 50-foot setback.
18 Okay? There's no mention of the fact that this
19 is a dangerous street. There's no -- I believe
20 it's all the way down to special effects, by
21 Washington Street or somewhere around there.
22 There's no parking, no stopping, no anything on
23 this street. Why would that be? So are they
24 going to be parking and just -- are passengers
25 going to be alighting from the church -- the

1 church building. Remember, it's not a church.
2 It is not a church. Hasn't been a church for
3 five years. And to CAST with the umbrella of
4 it being a church, I submit is something that
5 this Board should not adhere to. It is a
6 single-family residence. In fact, inquiring in
7 the village records, and I have them if you'd
8 like to see them, the application for a
9 building permit by Mr. Olinkiewicz and the
10 certificate of occupancy issued to him, making
11 this a single-family residence in accordance
12 with the covenant restriction.

13 Similarly, you can't think the one-acre
14 lot requirement, which the code was provide --
15 why was it put there? So you could all ignore
16 it? I submit that's not true.

17 Now, is this use consistent with the
18 historic residential use of the community for
19 this area? We submit it's not. And what the
20 people from the opponents, former contributors
21 to CAST, who worked for CAST, some, I believe,
22 are board members, and people who say it
23 doesn't belong there.

24 Now, is public transportation allowed
25 to discharge passengers where they're not

1 allowed to stop? I don't believe they are. So
2 where's the public transportation going to be
3 dropping people for this building? Can't do it
4 on First Street because there's no access to
5 this property, vehemently created by
6 Mr. Olinkiewicz, so that they can't go from
7 there around to the front.

8 Now, this residence was, in fact,
9 occupied by Mr. Olinkiewicz. It went for sale
10 as a single-family residence. Simply put, he's
11 getting a better price from CAST. And because
12 of that, he's in favor of this conditional
13 contract that they have to buy this property.
14 Now, there's going to be a pantry. It's going
15 to be in the basement, a commercial kitchen.
16 Like other submissions, it's going to be a
17 daycare, classrooms. Does that sound like a
18 benign use in a residential area? I submit it
19 does not.

20 Now, when you look at that, when you
21 say, hm, commercial kitchen, where are the
22 mechanicals going? You don't see those on the
23 plan. You don't see the refrigeration system,
24 air-conditioning units. You don't see anything
25 about that on the exterior of the building

1 which is going to change parking and other
2 things because there's no other place to put
3 it, but what you really have here is a
4 disregard for what the code says. And it's
5 unavoidable. They don't have a choice. This
6 building doesn't lend itself to the use
7 intended. It's pretty simple. It just doesn't
8 do that. And we have a self-created hardship
9 that I brought up before.

10 What kind of buffers are they going to
11 provide for the neighbors, for the children,
12 who live on for what's going to be the driveway
13 in a non-profit? What are they providing for
14 refrigeration truck that they own that is
15 running all night long to keep the produce
16 going? I don't know if the truck is going to
17 be parked there, you don't know it and none of
18 us know, but there is that truck. Let us not
19 forget that. Let us not forget that this is an
20 active place.

21 And by the way, I'm not denigrating
22 what this great organization does. It's been
23 here -- I've been here, I guess, about 50
24 years, so I'm not a native, but I've been here
25 long enough to know that CAST has done

1 wonderful things and they deserve to be -- they
2 deserve a home. This is just not the home and
3 I'll tell you why.

4 In my submission to you, Mr. Saladino,
5 and the members of the board, I have tried to
6 be a little more technical when speaking,
7 because I've had time to reflect and so has
8 Mr. Finnegan, but you can't lose sight of one
9 really important thing: Mr. Olinkiewicz
10 signed a covenant and restriction on this
11 property. He said: This property cannot be
12 used for anything other than a single-family
13 residence. He doesn't say: This property can
14 be used for any purposes outlined in R-1 or
15 R-2. He didn't say that. So the question,
16 first of all, you have to ask yourself, if, in
17 fact, he had mentioned that to the board, would
18 the board have approved this subdivision, and
19 the entire parking lot from the church
20 building? I don't think so. And additionally,
21 he is bound by that covenant. The only one
22 that covenant can be changed is not by any of
23 you. He has to go back to the Planning Board
24 and see if they'll change it. I submit, they
25 can't. It's like Humpty Dumpty. They can't

1 put it back together again because ultimately,
2 this particular property is law. He doesn't
3 own it anymore.

4 So ultimately, what you have here is:
5 You can't put it back to what it was before
6 and, you know what, this is what he said: It
7 will only be for a residence. He didn't say a
8 residence with conditional use. He didn't say
9 anything like that. And I ask you, and I would
10 refer you to that covenant restriction, it is
11 absolutely specific. And because of that, he's
12 bound by it, you're bound by it, the Planning
13 Board is bound by it, and so is CAST.

14 And therefore, in reality, ultimately,
15 this Board may not even have the power to
16 consider the variance request because it
17 doesn't fit within the four corners of the code
18 that enables you to act. It doesn't say this
19 particular property is within the R-1
20 district -- I would that have been a thing for
21 Mr. Olinkiewicz to do? Maybe. But read the
22 statement I put in my papers where she said to
23 the board, and worded it something like this,
24 this is really great because we're getting
25 pre-existing non-conformity and we're getting

1 three residential lots. That's what he said to
2 this Board -- not to this Board, to the
3 Planning Board -- before they voted and
4 approved this with the condition, the express
5 condition of that board. It's not -- it's not
6 ambiguous, it's not equivocal, it's
7 unequivocal. And because of that, you're bound
8 by it. And I don't see how can you can get
9 around the four corners of that.

10 Essentially, what CAST is asking you to
11 do is to grant a variance or a use that's not
12 permitted by the covenant that's filed in this
13 particular matter. There is a covenant filed
14 in the County of Suffolk and it's binding:
15 Single-family residence. It is not -- it's
16 nothing else.

17 Now, I've addressed other zoning
18 boards, both as a town attorney in Southold and
19 elsewhere, and what I've said historically is
20 basically the same thing: The request for a
21 variance is not a mandatory right, and I think
22 you know that. It's discretionary item. It's
23 sits within your sound discretion as to whether
24 you feel it's appropriate to grant it. But
25 like I've said to juries in the past, don't let

1 your emotions color your decision. Don't let
2 your emotions and your feelings about a truly
3 wonderful organization -- and I'm not
4 denigrating it. I haven't from Day 1, but the
5 use requested is not permitted. It's very
6 simple. It's not that it's not permitted by
7 the code, so much that it's not permitted by
8 virtue of the public to comply.

9 If you have any questions, I'd be
10 pleased to answer the members of the board.

11 CHAIRPERSON SALADINO: Members, any
12 questions?

13 MEMBER GORDON: I just like to know why
14 you don't read the declaration here as applying
15 for situations where residences are being
16 created? It seems to me that this is not a
17 residence and the context in which this
18 declaration is made is really deciding whether
19 there's going to be a possibility of a
20 two-family residence. And that -- that
21 possibility is rejected by this. But it says
22 any residences located on the lots created.
23 Here's --

24 MR. ARNOFF: But in all indifference,
25 it says: Any residence located on the lots,

1 there are three of them, created by this
2 subdivision shall be limited to use as
3 single-family residences. And they're very
4 clear --

5 MEMBER GORDON: Your position is that
6 the very subdivision created residences --

7 MR. ARNOFF: I think you can --
8 absolutely. I think you don't have a choice
9 because ultimately had the board or had
10 somebody acted differently, perhaps, that would
11 be the case. But with this restriction on this
12 property, I submit that an act approving this
13 activity would be outside your authority.

14 CHAIRMAN SALADINO: Are you
15 suggesting -- just so it's clear in my mind,
16 and I don't want this question to seem like I'm
17 in disapproval -- there was three lots created,
18 two of them were occupied, one was vacant.

19 MR. ARNOFF: Correct.

20 CHAIRMAN SALADINO: If someone -- so
21 it's your position that if someone created
22 something on that vacant lot that was a
23 conditional use in the R-2, other than a
24 residence, it wouldn't be allowed?

25 MR. ARNOFF: Absolutely, I agree. It

1 would not.

2 CHAIRPERSON SALADINO: On --

3 MR. ARNOFF: Any one of those three
4 lots that were recreated shall only be a
5 single-family residence.

6 CHAIRPERSON SALADINO: But that's not
7 what the covenant says.

8 MR. ARNOFF: Respectfully, I think it
9 does. It says: Any residence located on the
10 lots created by the subdivision shall be
11 limited to use as a single-family --

12 CHAIRMAN SALADINO: But what if it's
13 not a residence?

14 MR. ARNOFF: Well, respectfully, we're
15 not talking about that. We're only talking
16 about if --

17 CHAIRMAN SALADINO: That's exactly what
18 we're talking about.

19 MR. ARNOFF: Being a residence on the
20 lot -- as a matter of fact, Mr. Olinkiewicz, in
21 his application, converted -- he actually did
22 work and converted this church into -- it's a
23 church building, not a church -- into a
24 single-family residence. So it is, in fact, a
25 single-family residence and it's limited by its

1 four corners of the covenant filed.

2 CHAIRPERSON SALADINO: If it continues
3 to be a residence.

4 MR. ARNOFF: It can't be anything else,
5 under the R-1 and R-2 districts because,
6 ultimately, this covenant hamstrung going
7 beyond a single-family residence. And at this
8 point, I still don't think the board should
9 grant the variances

10 CHAIRPERSON SALADINO: I just want to
11 make that clear in my mind.

12 So okay, basically the decision is
13 twofold. If in fact you feel that way, because
14 of the self-created hardship, this particular
15 variance is substantial, I believe some of the
16 neighbors are going to speak in regard to the
17 actual detriment to the community.

18 CHAIRMAN SALADINO: I just think --

19 MEMBER GORDON: It seems to me that the
20 word "create" refers to the lots, not to
21 residences.

22 MR. ARNOFF: Lots, plural. Really, I
23 believe the three-lot subdivision and one
24 vacant lot and two lots have improvements on
25 it, if I recall.

1 MEMBER GORDON: When the lots were
2 created, the only one that had the residence on
3 it -- there was only ones that had a residence
4 on it, right? There was --

5 MR. ARNOFF: That's correct. There was
6 a house on one, the church -- the abandoned
7 church --

8 MEMBER GORDON: The house was the only
9 residence when the lot was created.

10 MR. ARNOFF: But then you're asking us
11 to believe that the covenant says you can't
12 change that one residence to anything else, but
13 everything else is fair game. That's not what
14 it says.

15 MEMBER TASKER: I think you have got to
16 consider in its entirety. You can't slow your
17 way through --

18 MR. ARNOFF: That's correct.

19 MEMBER TASKER: -- to find a way to
20 deal with what might be in our code be called
21 weasel words in the declaration.

22 MR. ARNOFF: I don't know what you mean
23 by that.

24 MEMBER TASKER: I think if you take
25 that one sentence alone that Ms. Gordon is

1 referring to, it is inartfully constructed.
2 And if you take it alone, you might be able to
3 make an argument such as what's being made, but
4 not in the context.

5 MEMBER GORDON: But history suggests
6 that this was imposed in a way -- in order to
7 resist the possibility that there would be a
8 two-family house, that there would only be a
9 one-family house. And that that was a
10 limitation on residences that would be -- but
11 not on anything else.

12 CHAIRPERSON SALADINO: I'm sorry. Why
13 don't we let -- instead of this debate now, why
14 don't we let someone else --

15 MR. ARNOFF: No problem.

16 CHAIRPERSON SALADINO: Only if you're
17 done.

18 MR. ARNOFF: Thank you. I'm done.
19 I'll be here to answer questions at a later
20 time, if you wish.

21 CHAIRPERSON SALADINO: Thank you.

22 Is there anyone from the public that
23 would like to speak?

24 Just to remind the public, we gave the
25 applicant and we gave the public's attorney, we

1 gave them a lot of latitude when it came to
2 time. There's a lot of people here who would
3 like to speak. We're going to ask that you
4 keep it to about five minutes this way
5 everybody will get a chance to have their say.

6 Name and address for the stenographer.

7 MR. BRENNAN: Good evening, my name is
8 Patrick Brennan (phonetic). I live at
9 620 First Street.

10 I have somethings I'd like to give to
11 the Board. May I do that?

12 CHAIRPERSON SALADINO: Sure.

13 MR. BRENNAN: In that package, you'll
14 find some diagrams illustrating some challenges
15 with the request that's being asked. And
16 there's also a list of alternative locations in
17 there for your review, and you can look at this
18 afterwards.

19 For most of my adult life I've been an
20 advocate and a leader in the non-profit world
21 of community services, including affordable
22 housing, emergency medical services, and
23 environmental education. I appreciate the
24 value of an organization like CAST, and I
25 understand their unique challenges.

1 But I'm also an advocate for good
2 governance and responsible land use. So I find
3 myself in the position of opposing a site plan
4 application for one of those institutions.
5 There's a troubling narrative being pursued in
6 our community with respect to this project.
7 And the narrative goes like this: One is
8 either for or against CAST. That's a false
9 dichotomy. I can assure you that one can be
10 both for CAST and against this particular plan.

11 As evidenced by arguments on both sides
12 of this debate, it's safe to say that nearly
13 everyone supports CAST or otherwise values
14 CAST, my family included. Last March, I
15 attended a workshop called "The Future of
16 Greenport" which was organized by the Suffolk
17 Times and hosted by the Halia (phonetic)
18 restaurant. I want to relay a few takeaways
19 from that, and I'm paraphrasing:

20 When asked about a comprehensive plan,
21 Mayor Hubbard noted that the Village does not
22 have one. Saying: Therefore, therefore, we
23 must rely entirely on our Zoning Code.

24 When asked about the biggest issues
25 facing our village, Mayor Hubbard said:

1 Parking, noise, and balancing the interest of
2 the business community and the residents.

3 When Trustee Phillips was asked the
4 same question, she said: Parking, noise, a
5 vibrant business district, and traffic issues.

6 That's off of our Village Board and
7 provides context for how it's viewed. There's
8 been much public discourse on what is being
9 contemplated here. The Village's Business
10 Improvement District has confirmed public
11 support for this proposal by suggesting that we
12 should all support the idea of businesses
13 within our residential districts, mainly,
14 quote, necessary zoning adjustments for the
15 greater of our community.

16 That's a big, broad proposition in far
17 reaching applications and I cannot agree with
18 that. But the reality is the ZBA is tasked
19 with a much narrower set of issues. This Board
20 does its business but for the benefit of the
21 public, the purpose of our Zoning Code is in
22 the interest of the protection and promotion of
23 the public health, safety, and welfare, and
24 shall be deemed specific to include
25 facilitation of the fishing and adequate

1 provisions for the public programs and
2 services. To ensure sites for residence,
3 industry, and commerce. For provision for
4 privacy -- the prevention and reduction of
5 traffic congestion, so as to promote efficient
6 and safe circulation of vehicles and
7 pedestrians.

8 The maximum protection of the
9 residential areas: The gradual elimination of
10 nonconforming uses and the enhancement of the
11 appearance of the Village of Greenport as a
12 whole.

13 CAST has exciting ambitions to improve
14 its programs. These are described in detail
15 under New York State. That application,
16 however, these plans simply do not fit on
17 621 Main Street.

18 What's being contemplated as an
19 ill-conceived misguided attempted to squeeze an
20 intensive commercial activity into Greenport's
21 Historic Residential District. The applicant
22 is trying to draw a comparison between the
23 proposed and unproposed use at the former
24 Methodist Church. Let's look at it.

25 As a church, it's grandfathered and it

1 was a less intensive use on a much larger
2 property. The parking lot and the
3 commercially-sized driveway going out to First
4 Street. What is proposed is a more intensive
5 use on a smaller lot with inadequate parking
6 and driveway access.

7 Based on CAST's own information, they
8 plan for expansion and services and a new
9 program such as child care and food classes.
10 How can we account for the future growth of
11 CAST? What is the appropriate multiplier to
12 consider? This proposed facility is five times
13 larger in square footage than the current
14 facility. 2020 is the relevant services that
15 have been publicized as four or five in past
16 years. So how can CAST fit in this residential
17 location? Now or in the future? It simply
18 does not. This is evidenced for six or more
19 variances.

20 In making its determination, the Zoning
21 Board of Appeals should take into consideration
22 if the variance is granted against the
23 detriment of the neighborhood. In the five
24 questions that have to be answered are whether
25 or not a desirable change will occur to the

1 neighborhood. The answer is yes. This is an
2 intense, commercial-type activity whose use is
3 incompatible with the narrative in a historic,
4 residential neighborhood.

5 Whether the outcome can be sought by
6 some other method? Once again, yes. Other
7 properties in an appropriate zone are available
8 in Greenport and Southold Town. I've included
9 a list for you.

10 Whether the request for variance is
11 substantial? Yes. At least six or more
12 variances are required, a majority of which are
13 in excess of 50 percent.

14 Whether the proposed variance granted
15 will have an adverse effect of the core impact
16 of the neighborhood, yes. Regular, daily
17 commercial-type activity, traffic, trucks,
18 dumpsters, noise, and other intense use will be
19 adverse impacts in a historic residential
20 district.

21 Whether the alleged difficulty was
22 self-created, again, yes. The current property
23 owner created a residential lot through a prior
24 subdivision and now it's inappropriate for
25 conditional use. He obtained the subdivision

1 by committing to restricting single-family use
2 in a non-conforming conditional use as a church
3 was forfeited when it was consecrated in 2015.

4 There's been a lot back and forth of
5 whether this is a church or a house. It's a
6 residence. And it's owner-occupied, and it's a
7 single-family home.

8 I want to end by thanking CAST and its
9 executive director, Cathy Demeroto, her entire
10 team, its Board of Directors for their tireless
11 efforts to provide services to all our
12 neighbors, especially in this time.

13 And I would like to thank this board
14 for its diligent oversight. I trust that this
15 Board will conclude that the degree of relief
16 sought is too much. The impact to the
17 neighborhood is too great. And there is no
18 credible argument to allow for the
19 over-intensification of our neighbors.
20 Therefore, I expect the Board will ensure that
21 the intent of Greenport's Zoning Code is upheld
22 and deny this appeal.

23 However, if we all agree that there's
24 overwhelming support for CAST's mission, then
25 everyone, including the Village of Greenport,

1 the Town of Southold, the proponents and
2 opponents need to step up, dig deep, and help
3 secure a suitable location for CAST where they
4 can go about the best facility to expand their
5 mission and continue to grow and serve the
6 needs of our community. Thank you.

7 (Applause).

8 CHAIRPERSON SALADINO: Thank you.

9 Is there anyone else that would like to
10 address the Board?

11 MS. DEMEROTO: I have a response.

12 CHAIRPERSON SALADINO: We're going to
13 ask that you save your response so we can let
14 as many people as possible speak.

15 MS. DEMEROTO: I just first want to
16 clear up some inaccuracies.

17 MR. VOX: Hello. My name is Jonathan
18 Vox, 635 Main Street, Greenport, New York.

19 I have lived at this residence since
20 2013. I am also a very thankful and grateful
21 recipient of CAST. I also volunteer for CAST
22 at the annual dinner at Peconic Landing. So I
23 wanted to thank them first.

24 This is not about CAST. This is about
25 location. Broad and Main Street is one of the

1 most dangerous areas for cars to traverse.
2 Ever since the roads were widened, and in some
3 cases narrowed, the cars continue to speed even
4 faster.

5 Since 2013, trying to pull out of my
6 driveway, I've been almost hit a number of
7 times. I've witnessed three accidents: One
8 about 20 years ago, which was Mrs. Bom's
9 (phonetic) house, a contractor t-boned a
10 Volkswagon Jetta. Last summer a motorcyclist
11 who was speeding, in his fourth year, lost his
12 girlfriend, broke her ankle, trashed his bike.
13 And the worst, which was about three to five
14 years ago, and I have some pictures here that
15 are given to Mr. Corwin to pass around, I call
16 it the July 5th massacre. At approximately
17 3:00 in the morning, someone took out a pole, a
18 tree, several hedges, and almost a house among
19 a car.

20 Here's what I'm thinking: This is life
21 or death. Even though CAST operates primarily
22 during the week, we have families who stay at
23 the bed and breakfasts and AirBnBs, in the
24 town's Manor Inn. And they walk back and forth
25 on the sidewalks. Greenport has a new

1 nickname. It's called "drinkport". And the
2 day drinkers take no shame in speeding down
3 Main Street as if it's a NASCAR drag strip.

4 So one thing we have to consider, is
5 first, why the police are not enforcing the
6 speed limit, it's 25 miles per hour on Main
7 Street, not 50. And second, how do we protect
8 those families on the sidewalk so they don't
9 get hurt.

10 There are plenty of locations that CAST
11 can consider, and this is a situation where we
12 don't want to have a fatality because
13 eventually, there will be a fatality.

14 Thank you.

15 CHAIRPERSON SALADINO: Thank you.

16 We would ask if you have spoken,
17 there's a speaker outside, we could let --
18 anyone else like to address the Board?

19 MR. VANDENBURGH: Good evening. My
20 name is Richard Vandenburg. I own business
21 known as Greenport Harbor Brewing Company on
22 234 Carpenter Street. I also serve on the
23 Village of Greenport Business Improvement
24 District, and I have been a resident for 28
25 years.

1 I wish to register my support, not only
2 on an individual basis, and on behalf of my
3 business, but also on behalf of BID. The BID
4 is a collection of business and merchant
5 residents who live in and about Greenport
6 Village. The mission of BID is to establish
7 long-term growth and tools for our downtown
8 area where all businesses, residences, and
9 visitors can harmoniously enjoy aspects of
10 Greenport Village.

11 How that mission presents itself is no
12 easy task; however, the one constant that we as
13 the BID board never try to forget is that we
14 are a community. You've heard various
15 arguments about the specifics relative to the
16 principals and the underlying supports or
17 objects to the application of CAST. I wish to
18 give you the BID's perspective in terms with
19 what we have seen as an important component of
20 your goal, and the discretion we have going
21 forward in making a decision that serves our
22 community best.

23 While we struggle more often than it
24 seems now, initiatives, improvements, programs,
25 political positions, and we remain a community

1 of businesses, families, individuals, all
2 seemingly attracted to its core values that
3 have have set this community apart from most
4 other places. That community serves all of us
5 in one form or another. And the work that CAST
6 performs in supporting the very backbone of our
7 community, in keeping Greenport authentic,
8 honest, and hardworking.

9 It's the programs at CAST that support
10 those in hunger or need, food, shelter,
11 clothing, safety. Empowerment that allows
12 those to learn -- whether it's ESL, basic
13 skills, classes, training, job placement, and
14 awareness that ensures we recognize the
15 sacrifice of those with no safety net who
16 struggle to survive in our community.

17 All of this is very, very necessary.
18 CAST fills these voids, not by isolating these
19 people or these challenges or pushing them to
20 other places, but instead by offering
21 constructive solutions and tools that empower
22 those to be the backbone of our community. I'm
23 proud to be part of this community. I'm proud
24 to call it home. I'm proud to be part of a
25 business that has thrived and evolved. I'm

1 proud to try to lead when it's necessary, and
2 humbled by the support I'm seeing in a neighbor
3 and friend when inquired.

4 That's why we are -- that's what we are
5 supposed to do, help each other when needed.
6 We respond when the fire whistle calls. I see
7 the strength in our community and it makes
8 Greenport strong and the integrity of our
9 community in so many ways is long served. But
10 we have to remember the words of the American
11 philosopher William James who once said: A
12 chain is no stronger than its weakest link.
13 And life, after all, is a chain.

14 We must support CAST in its mission and
15 not ignore the fact that we as a community are
16 dependent upon each other. That the strength
17 of our community is only as strong as its
18 weakest link.

19 I urge you to grant this appeal. Thank
20 you.

21 (Applause).

22 CHAIRPERSON SALADINO: Thank you.

23 MEMBER CORWIN: Excuse me.

24 Mr. Vandenburg, you're the president of the
25 BID; is that correct.

1 MR. VANDENBURGH: Yes, sir.

2 MEMBER CORWIN: You're representing
3 that the BID is for this? Is it unanimously
4 for this or is there --

5 MR. VANDENBURGH: As the president of
6 the BID and the BID board, we're an elected
7 board of volunteers. As I said, pursuing
8 initiatives or any position on any particular
9 position or improvement or cause is always
10 difficult. As the BID board, we try to respond
11 to not only the needs of our merchants --

12 MEMBER CORWIN: You're not answering my
13 question. I asked you a simple question.

14 MR. VANDENBURGH: I'm trying to answer
15 your question, sir.

16 MEMBER CORWIN:

17 MR. VANDENBURGH: I can tell you that
18 it's unanimous. It's not unanimous.

19 MEMBER CORWIN: Okay. That's the
20 answer to my question, it's not unanimous.

21 MR. VANDENBURGH: But ultimately, no
22 decisions have been unanimous. Thank you.

23 CHAIRPERSON SALADINO: Thank you.

24 I'm going to ask -- are you okay?

25 THE STENOGRAPHER: Yes. It's just hot,

1 but I think we're all hot.

2 CHAIRPERSON SALADINO: All right.

3 We'll take a couple more questions then we'll
4 break for a few minutes to give the people
5 working harder than we are a chance to relax.

6 Is there anyone else who would like to
7 address the board?

8 PUBLIC ATTENDEE: There are three more
9 seats available.

10 CHAIRPERSON SALADINO: There's one.

11 MS. KNAPP: Mr. Chairman, members of
12 the community, I live --

13 CHAIRPERSON SALADINO: Name and address
14 for the stenographer.

15 MS. KNAPP: 629 Second Street. Where
16 I've lived since 1967. Long time.

17 CHAIRPERSON SALADINO: Can you give the
18 stenographer your name?

19 MS. KNAPP: Ellen Knapp. I've lived in
20 Greenport for 50 years. I've brought matters
21 to the ZBA for determinations. I happily
22 served on this board, in fact, I've also served
23 on the board of CAST. Longevity gets you
24 covering a lot of basis in this particular
25 village.

1 I move that every matter brought to
2 your attention contains elements that are
3 difficult to resolve. For hundred years, 621
4 Main Street was the Methodist Church. I was
5 not a member of the congregation, but I brought
6 my children to the Suffolk County baby clinic
7 in the hall, attended yoga classes, and
8 patronized various efforts of the church. Time
9 passed. The congregation merged with other
10 congregations. The parcel was divided and the
11 former church on a smaller lot became,
12 according to the covenant, a residence --
13 residential. Time passed. No buyers. CAST, a
14 non-profit organization, as many people have
15 stated, has provided much -- many needed
16 services for the town and particularly the
17 village.

18 We have been in several locations and
19 been good neighbors, as several people have
20 noted. CAST needs -- it belongs in Greenport.
21 The variances sought are significant. I
22 certainly understand that. But it is -- I just
23 want to point out something that one of our
24 citizens said about the traffic. There was a
25 time when I thought it was the world's worst

1 idea to put a stop sign at every corner on
2 First Street, but we all got used to it. I
3 mean, they must have added 50 stop signs
4 throughout the village, but there's not one on
5 Main Street. And that's part of the reason why
6 this street, Main Street, is a dangerous
7 street. I walk it and I think it's important
8 to think that if this variance or these
9 variances are negotiated, that there will be
10 some stipulations about how it can be done
11 safely. I am in support of this application.
12 This street is a beautiful mix of historic
13 churches, one- and two-family houses, and even
14 one has four small apartments in it. It can
15 certainly have modifications to Main Street to
16 make it a safer place for everyone in the
17 Village.

18 Thank you.

19 CHAIRPERSON SALADINO: Thank you,
20 Ellen.

21 Is there anyone else who would like to
22 address the board?

23 MS. POLLACK: Good evening, everybody.
24 I'll try to keep it short. I'm Karen Pollack
25 (phonetic), 630 First Street.

1 I wanted to address Ms. Gordon's
2 comment about the covenant restrictions, in
3 that, there's a statement that says any
4 residence created by blah, blah, blah. But I
5 have to point out also, that in larger
6 documents, considering the entire document,
7 there's also a sentence that says: This
8 restrictive covenant shall govern the use and
9 occupancy, so you have to take the whole
10 document into account, not just that "any
11 residence created".

12 I want to address the -- what I think
13 is a problem. This is not a referendum on the
14 good that CAST does, if they're a good
15 neighbor, if there's significant need, or any
16 of that. This is a zoning board. This is a
17 referendum about whether or not these are
18 reasonable requests. This property doesn't
19 come close to meeting the conditions that are
20 required for conditional use.

21 Another thing I want to point out is it
22 that on CAST's application for their \$300,000
23 grant, it's mentioned I think three or four
24 times in that application that their
25 alternative site to relocate is 18 South

1 Street, the gallery that's been for sale for
2 over a year. That they have found another
3 suitable location. So they claim that there's
4 no viable alternative is just purely false.

5 And that's all I have. So thank you
6 very much.

7 CHAIRPERSON SALADINO: Thank you.

8 We'll take one more comment -- one more
9 member of the public and then we'll take a
10 break for a couple minutes for the stenographer
11 and the village administrator.

12 MS. DOMARINO: My name is Domarino
13 (phonetic) and I reside at 326 Front Street,
14 Greenport Hotel.

15 I have been in Greenport for over 20
16 years, and I've seen many changes in Greenport,
17 some wonderful and some arguable. I'm here to
18 talk about the application of CAST to reside at
19 their new location.

20 What struck me about Greenport so many
21 years ago was a sense of community here and how
22 Greenport was so diverse in so many ways in
23 terms of race and religion and socioeconomics,
24 and how it really -- I felt that everybody was
25 brought together, regardless of where they

1 were. And right now -- I agree with this woman
2 in the sense that this is really not whether
3 CAST is a good neighbor or good member of
4 society or whether or not they're doing good,
5 so let's talk about the zoning issue.

6 So right now, CAST is located on Front
7 Street, two doors down from my place of
8 business. And on Front Street, which by the
9 way is a State Highway. People come plowing
10 down Front Street at extraordinary speeds and
11 often kill people, as we -- many of us know.
12 So Front Street is the home to several hotels,
13 several AirBnBs, and many private homes. And
14 it seems to me that all of this talk about
15 traffic and use, they don't sound very genuine
16 to me. To me, the message is: Not in my
17 neighborhood --

18 (Applause from audience).

19 Not in my neighborhood. And it's very
20 disturbing to me because, you know, when I
21 first moved out here and, you know, I had a
22 place in the City and I had a place on the
23 south fork and how terrible all these elitists
24 and classists were, and now I'm in Greenport in
25 this truly integrated community that serves

1 everybody, and now we're worried about people
2 getting killed on Main Street when people are
3 getting killed on Front Street, and I don't
4 really know what's been done about that,
5 nothing that I know of.

6 So, you know, back to the fact that,
7 you know, why does CAST need bigger space?
8 Well, we all know what's happened in the past
9 few months. North fork economy is on
10 hospitality, hotels, vineyards, farms, marinas
11 shuttered and brought to their knees and
12 brought the center of our community out of
13 work. And I think to collect unemployed for
14 months at a time. And CAST provided groceries
15 and cooked hot meals and provided for children
16 at risk in the schools. So that's why they
17 need more space.

18 So I also want to talk about parking.
19 I know there's an issue with parking, and
20 parking is the issue for everything we can't do
21 in Greenport. We need to decide how much
22 parking do we need? I think there are about
23 700 or 800 parking spaces in Greenport. So how
24 many do we really need? Do we need 1,000? Do
25 we need 2,000? Do we need 500,000? How much

1 parking do we need? And when it comes to CAST,
2 I mean, I live practically next door to CAST.
3 I know most of them come by foot, they don't
4 drive. So I don't know what we need all this
5 parking for.

6 And last, but not least, to address the
7 change in use, CAST will be serving the
8 community, providing fellowship, providing
9 sustenance, and trying to make the world a
10 better place. Just like the church that was
11 there before it.

12 So I think that when you really
13 consider thinking about turning down this
14 application, I hope you go to sleep -- I hope
15 you can sleep well and that your conscience is
16 clear. Because my conscience is clear. I was
17 worried what would do to our neighborhood. I
18 was worried -- I'm ashamed to say I was worried
19 about my property values. Our property values
20 have increased exponentially. And any of the
21 problems have had nothing to do with CAST.

22 So my conscience is clear, and I hope
23 that yours will be as well. Thank you, very
24 much.

25 (Applause).

1 CHAIRPERSON SALADINO: If it's okay
2 with Amanda, we're going to take a five-minute
3 break. We'll take a five-minute break to let
4 the stenographer stretch her fingers.

5 THE STENOGRAPHER: Thank you.

6 (After a recess, the proceedings
7 continued as follows).

8 CHAIRPERSON SALADINO: We'll get
9 started.

10 Is there anyone from the public who
11 would like to speak?

12 MR. PELTON: Good evening, Chairman,
13 Members of the Board.

14 My name is Brent Pelton (phonetic). I
15 reside at 210 Main Street, and I own a business
16 at 300 Main Street, American Beech.

17 I just want to voice my support for the
18 Zoning Board of Appeals revision. CAST is a
19 tremendous organization that does invaluable
20 programming here in the Greenport area. And I,
21 for one, really want to keep CAST in Greenport.
22 After COVID hit, our restaurant worked with
23 CAST to give out meals. We gave out over 2,000
24 meals, giving over 300 per day that we were
25 doing it. Most of the people came -- arrived

1 walking. And the population that it served is
2 within walking distance of the church, and it's
3 so vital to our community to be able to support
4 the health education, social welfare services
5 that CAST provides.

6 I have somewhat been involved in
7 looking for a location as well, and this church
8 location, just far and away, is the best
9 location that was able to be located. And
10 going from a historic community services use to
11 exactly that same sort of use with CAST, as a
12 church for the last hundred years, people
13 gathered and engaged in community services the
14 same use is going to apply to CAST.

15 It's a win/win for the community. If
16 you look at the Zillow listing, this is not a
17 single-family home. My understanding is the
18 last time it was fully occupied is when it was
19 the Claudio's staff house and they had a large
20 number of people living there. But it's hard
21 to imagine this church truly being a
22 single-family home in a normal sense of it.
23 And by having CAST go in, just -- it's a
24 perfect use of the space. And I'm sure that
25 the organization will be very responsible and

1 will be able to address any issues that
2 mitigate any harm to the neighbors.

3 I'm sure the neighbors have valid
4 concerns and CAST is going to be able to do
5 everything they can to resolve any mitigating
6 issues, but I really don't see there being any
7 issues there because the CAST client base is
8 highly respectful, the Greenport Hotel, there's
9 been no issue with property values going up and
10 doesn't see that.

11 So anyway, thank you so much for
12 volunteering to be on this board and I strongly
13 support this request. Thanks.

14 CHAIRPERSON SALADINO: Thank you.

15 Is there anyone else who would like to
16 speak?

17 Name and address for the stenographer.

18 MS. PATTON: I have some handouts, if
19 that's okay.

20 CHAIRPERSON SALADINO: Name and address
21 for the stenographer.

22 MS. PATTON: Good evening, Board
23 Members. My name is Marsha Patton. I've been
24 a member of are the Greenport community for 13
25 years. I reside at 636 Main Street, directly

1 across from 621 Main Street.

2 The issue today is not whether CAST
3 needs a new home nor whether they provide a
4 valuable service to the community, of course
5 they do. The issue is that the proposed
6 location and the impact it will have on the
7 historic district surrounding 621 Main Street,
8 and that it does not meet any of the variances
9 required.

10 I can speak only for myself when I say
11 that I specifically chose this neighborhood
12 because of its charm and overall historic
13 feeling when I bought my home 13 years ago.

14 It was, and is, my understanding that
15 its the village's intention to design zoning to
16 preserve and protect the historic district so
17 that large-scale, non-residential, beyond the
18 existing hospital and churches that are
19 grandfathered in would be discouraged. Is this
20 respect for our village's history and
21 preserving it is one of the pillars of
22 Greenport today, and one of the reasons it is
23 so special.

24 This proposal will substantially change
25 the use of properties from an occupied

1 single-family home that would arguably be the
2 busiest commercial entity currently in the
3 Village of Greenport or Southold Town. All
4 without adequate parking or buffer areas on a
5 major stretch of Main Street where 621 would
6 require eight, not six, but eight variances.

7 Yes, sir?

8 MEMBER REARDON: I don't think your mic
9 is on.

10 MS. PATTON: Oh, sorry. Did you get
11 the majority of that?

12 MEMBER REARDON: We did.

13 MS. PATTON: Okay, good.

14 I'll start from here: This proposal
15 will substantially change the use of this
16 property from an occupied, single-family home
17 that would arguably be the busiest commercial
18 entity currently in Greenport Village, if not
19 Southold Town. And without adequate parking or
20 buffer areas on an already dangerous Main
21 Street, which Jonathan, my neighbor, has
22 clearly pointed out.

23 621 would require eight variance, not
24 six, if you include the request to allow
25 permitted dumpsters in a residential district,

1 as well as a loading dock. When I read and
2 hear about the plans for CAST growing, I'm
3 excited for them, but I'm also especially
4 concerned about their conflicting statements.
5 Mr. Finnegan is quoted as saying in the
6 Planning Board meeting there will be, quite, no
7 discernible impact to the neighbors. We won't
8 even know they are there. On the other hand,
9 media reports indicate that CAST currently
10 provides between 21- and 23,000 meals a month.
11 How will even a portion of this be
12 indiscernible?

13 At the Planning Board meeting in May it
14 was stated that over the year they have reached
15 out to neighbors for discussion. Not one
16 neighbor was contacted. Not a single one in
17 advance of meeting, including my own. If CAST,
18 or any representative for that matter last year
19 to these neighbors instead of to the press,
20 they would have instantly understood the
21 incredible support from the surrounding
22 neighbors.

23 Enclosed in this packet, you will see,
24 we have a signed petition of concern in our
25 position to this location, not to CAST, the

1 majority of whom are supporters of CAST in one
2 way or the other. 60 neighbors, 60. That is a
3 lot. In addition to the petition, we also have
4 a map showing the area of an historic
5 residential district that people who have
6 signed the petition in relation to the property
7 itself.

8 I also question why Mr. Morato has
9 shared 2019 data rather than the current. In
10 one service, deliveries, parking, will not be
11 increased, quote/unquote. And will
12 quote/unquote stay the same. But then states
13 the need continues to grow exponentially. It's
14 to be 30 meals a week, but is quoted on the
15 website as saying CAST is a busy place. We
16 have hundreds of visitors every week and events
17 all year long. I'm not going to go into the
18 numbers, because I'm sure many of you have read
19 them, but May was the highest month at 23,000,
20 above 23,000 thousand served. That's
21 phenomenal. That's to be commended. It's
22 extraordinary. But it doesn't belong on a main
23 street in a historic district in Greenport.

24 In the description of activities on a
25 proposal to the village, Mr. Finnegan again,

1 and Ms. Demeroto, they would have very periodic
2 and only Monday through Friday programming
3 between the hours of 9:00 to 5:00. This is
4 directly contradicted by the proposal which
5 indicates there will be English as a Second
6 Language classes on Wednesday evenings from
7 7:00 to 8:30, possibly adding another on
8 Mondays from 7:00 to 8:30. There will also be
9 citizenship classes on Thursdays from 6:00 to
10 7:45, and culinary programs twice a week from
11 3:30 to 6:30. Commendable. Absolutely
12 commendable. These programs, which clearly
13 fall outside of the 9:00 to 5:00 business hours
14 is not clearly disclosed. These are also
15 not -- these are entirely seasonal, but that
16 could be up for correction.

17 This few nights a week is Monday,
18 Tuesday, Wednesday, Thursday, and Friday until
19 8:45 in the evenings. This includes children,
20 who I don't believe are driving and I don't
21 believe are walking home at night by
22 themselves, I challenge the Claudio's staff
23 that a majority are walking to CAST.

24 These are just a few examples of the
25 many ways, which is a shame, it's not

1 necessary. As you read the letters and
2 statements, you will find others. Separately,
3 for your convenience, I provided a number of
4 photographs that visually highlight the impact
5 that CAST will have as neighbors on the
6 historic district:

7 Number 1, on page 6, which shows a
8 portion of the driveway and onto Front Street
9 in the early days of the program. How will
10 these lines be in a circle to neighbors? They
11 will be up and down Main Street, Broad,
12 Sterling, and North.

13 Donations dropped off on the front
14 doorstep. Overflowing dumpsters, current
15 location has a full parking lot with room to
16 get 11 cars and trucks, that's more than they
17 are currently projecting, a Long Island Cares
18 large truck for 30 minutes on Route 25 while
19 making deliveries. The section on Main Street
20 is no stopping and no standing which isn't a
21 possibility. The scheduled delivery trucks
22 coming in and out of the property, oil trucks
23 sitting in the driveway, need to block the
24 traffic in both directions as well as cut off
25 and use the parking area in order to use that

1 turn outside of that park area.

2 I know of a young family with children
3 and groceries in tow. I can't imagine as a
4 direct quote, hundreds of visitors across the
5 very busy Main Street -- - of the south facing
6 number in Picture Number 9 as well as the
7 current owner who lives at 621 Main Street and
8 has been there for quite some time. Those
9 residents and yes, are making patrons on Main
10 Street so they can back into that driveway,
11 they're terrified of backing out, as I am of my
12 driveway, every single time I do this. Safety
13 concerns that Jonathan mentioned but I won't go
14 into them, it's extremely busy. I'm afraid
15 every time I back out that someone is going to
16 crash into me and they almost did three years
17 ago. And that's not the first.

18 Traffic routinely goes 25 to 50 miles
19 an hour. It's terrifying. Just stand there
20 for 10 minutes, I ask you, Board Members, stand
21 in front of my house for ten minutes and watch
22 those cars come by. I saw the young family who
23 lives in the house to the south in the
24 apartment. They parked on the east side of
25 Main Street in front of my home, and this young

1 girl, 7 years old, went skipping across Main
2 Street without her mother. I literally covered
3 my eyes in terror that she was going to get
4 hit. This is not a joke. I'm not kidding.
5 This is not for dramatic effect, this is real.

6 I don't understand or know if CAST is
7 aware of how dangerous that area is, but I
8 think you should be because it will be your
9 responsibility. Briefly, 1.2 to 1.8 million
10 dollars for a physical space for a non-profit?
11 I find that ill-considered. I really do. The
12 baptist church across the street, very well
13 maintained, \$20,000 a year for the same. It's
14 a shame, they're too busy with their programs,
15 which is what they need to be doing. They
16 don't need to be worried about paint peeling on
17 the tops of cupolas, and shingles needing to be
18 repaired to a great cost and expense to their
19 own parking which is limited at best.

20 This money can be invested in
21 programming and infrastructure that allows it
22 to grow and thrive, which they should do. Not
23 negate by its owners. Has CAST truly performed
24 its due diligence on the village or the Town of
25 Southold? We have a list of them, about 15.

1 Many of them are new to the market. I'll sum
2 up.

3 This is not a hub to many in Greenport.
4 There are many options. We also should
5 consider the inappropriate outrage by the BID
6 advocating for changing a zone in a residential
7 neighborhood. Why is the BID matter if it's
8 not in the commercial district? Are they
9 interested in expanding commercial activities
10 outside of their district? If so anyone living
11 within a residential neighborhood in the
12 Village of Greenport should be very concerned
13 about precedent being set.

14 It is interesting to note that the vast
15 majority of the workforce were passed,
16 including the director, who all live outside of
17 our village but seem to know what is best for
18 our neighborhood. If you count the letters in
19 support of CAST, how many of them live in
20 Greenport? Not to mention in our neighborhood.

21 In summary, CAST does great work, we
22 all know that, it's irrefutable. And they do
23 need a new home, but they need one that fits
24 around the community. One that allows them to
25 grow and thrive within the appropriate zone. I

1 urge you to consider the application as a whole
2 and deny the application on this basis.

3 There are many people here who would
4 love to help find an appropriate location. All
5 you have to do is ask, we'll put in an offer.

6 Thank you very much. Have a lovely
7 evening.

8 (Applause).

9 CHAIRPERSON SALADINO: Thank you.

10 Is there anyone else in the public who
11 would like to speak?

12 MS. GRUPPA: Yes. Is this on?

13 Hi, my name is Gwen Gruppa (phonetic).
14 I live at 615 Main Street, the house directly
15 south of the project property. I also really
16 hate public speaking so this is going to be
17 difficult but I will try to be brief.

18 I'm also a former news reporter and I
19 have covered many years' worth of Southold Town
20 Board and Greenport Village of Trustees,
21 Planning Board, and ZBA meetings. I understood
22 the codes and I have talked to a number of
23 people and were given information is accurate.

24 First off, let's be very clear, CAST is
25 a charitable organization but it is categorized

1 under the code as a commercial entity. In its
2 form and it's function, it is most similar to a
3 busy grocery, clothing, and household goods
4 store. By its own numbers on their application
5 and told to the media, it has hundreds of
6 clients a week and distributes about \$8,000
7 worth of food a week.

8 Large trucks from Big Brothers and Big
9 Sisters America, Long Island Cares, and other
10 charities regularly far more than the stated
11 two times a month. The trucks are noisy, the
12 unloading is noisy, and the activities for
13 hundreds of people are noisy. The clients are
14 creating parking and pedestrian crossing
15 nightmare on Main Street. The CAST application
16 really downplays all of this, and they
17 completely skipped the required variances for
18 the dumpster and a truck loading dock.

19 The properties -- a grant application
20 from Ms. Demeroto that state their plans to
21 become much larger. Their plans to become a
22 food processing facility supplied by local
23 farmers. This is all in their own grant
24 application. That would lead to get more
25 trucks and food waste for the dumpster.

1 dipping and, in my opinion, this is like an
2 elephant trying to squeeze into a bathtub. It
3 does not fit.

4 Anyway, I will read first -- and at no
5 point ever did anyone reach out about the plan,
6 contrary to what CAST's lawyer has stated. My
7 house is a two-family house with one family
8 upstairs and one downstairs. The entire wall,
9 north wall, is on the lot line to 621 Main
10 Street. There are five rooms on that wall:
11 Two bedrooms upstairs, and three downstairs.
12 The upper two are for children, and the lower
13 two are for adults. Both my tenants are
14 single, minority mothers with young adults and
15 minor children, and strong ties to the
16 community. I feel strongly about helping local
17 families, especially women. So to those, I
18 point to the fact that our neighborhood is
19 already very diverse and yet noted in
20 opposition to this plan.

21 Upstairs are three generations: The
22 matriarch works the evening shift at a local
23 care facility. She does not get home until
24 late at night and sleeps until late morning.
25 She is extremely worried that she will have her

1 sleep disturbed far too early every morning by
2 car doors slamming, people talking, truck
3 deliveries, the beep, beep, beep, as they
4 reverse in and hand trucks, and because they
5 have no way to turn around, I -- it's just a
6 dangerous situation.

7 Her son is 17 and autistic. The family
8 is worried about the impact on him. He already
9 has trouble calming down because he gets upset
10 by noise. The sister described that they have
11 to hush the whole household and soothe him with
12 blankets. You imagine the effect of cars and
13 trucks revving engines and people talking, and
14 children shouting right outside his window,
15 every day, for years to come.

16 And let's consider the fumes from the
17 vehicles. Does anybody think that the air
18 quality of a commercial parking lot is
19 something children should breathe every day?
20 The youngest boy has asthma, as does one of the
21 children downstairs. Are they to live with
22 their windows sealed tight to mitigate any
23 fumes or noise? No. They should be protected
24 by the code.

25 Then there's the family car. They park

1 across the street because there's no parking on
2 our side. The driveway is used by the
3 downstairs unit. Many residents park on the
4 east side of the street. We already know that
5 CAST's proposed nine parking spaces are beyond
6 that. Where will all CAST's clients park? On
7 the east side of the street, of course.

8 The residents will lose their parking
9 spots because of a large commercial operation
10 using the whole side of the street as their de
11 facto parking lot. It will be like a maritime
12 festival every day.

13 Yes, we're actually -- so I have one
14 more page to go --

15 CHAIRPERSON SALADINO: Wait. Wait.

16 MS. GRUPPA: Yes?

17 CHAIRPERSON SALADINO: We're over the
18 five minutes.

19 MS. GRUPPA: Okay.

20 CHAIRPERSON SALADINO: We understand
21 that you might be speaking for yourself and
22 maybe one or two other neighbors --

23 MS. GRUPPA: Okay. Let me talk about
24 the other issue and I'll skip ahead, okay?

25 The CAST plans created by Glynis Berry

1 has gone through a number of reiterations, to
2 show absolutely no buffer on the side yard
3 between the north wall of my house and the
4 driveway and loading dock.

5 Okay. I followed-up in e-mail to
6 Ms. Berry. She assured me that she included a
7 buffer after the Planning Board mentioned that,
8 about six feet away, but would not let me see
9 the plan. When I saw the new plans before the
10 ZBA meeting, the buffer is, at its furthest
11 point from my wall, four to six feet away.
12 That means that the vehicle bumper, the fence,
13 and a hedge are all crammed into a space
14 between four and six feet going from three
15 bedroom windows and a house wall. So
16 basically, if you have a car bumper, a fence,
17 and a hedge about two feet wide, you are zero
18 to two feet away from my wall. This is
19 complete inadequate. I find it very deceptive.
20 I tried to communicate about this in advance,
21 okay, so that is unacceptable to me.

22 As far as I am concerned, you have to
23 have an adequate buffer. You cannot have a
24 buffer that cuts off all the light, all the air
25 and all the circulation and face a damp, dark

1 alleyway in front of my tenants' windows. You
2 have zero to two feet in front of my windows.
3 You cannot take it down because there will be
4 no buffering and all of CAST's members and
5 clients can stare straight into the windows.
6 It's an impossible situation because it doesn't
7 fit to buffer adequately. You've managed to
8 stop the buffer right in front of the
9 electrical boxes, which proves that you know
10 that the whole buffer was obstructing access to
11 the wall. And yet, the code requires the
12 buffer to extend the length of the property.

13 I will be pursuing that. If this goes
14 forward, quite frankly, this will be a very big
15 issue. I tried to address it in advance of
16 this and that was not successful.

17 Okay. So now that CAST knows the very
18 real negative impact on these two families, I
19 hope that they will voluntarily withdraw this
20 plan. If they do not, they are saying loud and
21 clear that they care more about their ambitions
22 and are prepared to bulldoze over the rights of
23 two of the very families they are supposed to
24 serve.

25 Thank you for your time.

1 MEMBER REARDON: Thank you.

2 CHAIRPERSON SALADINO: Thank you.

3 Is there anyone else that would like to
4 address the board?

5 MS. BRENNAN: Cynthia Brennan, 620
6 First Street.

7 CHAIRPERSON SALADINO: I think the mic
8 is off.

9 MS. BRENNAN: Cynthia Brennan, 620
10 First Street. And I also do not like public
11 speaking and I was not planning to, but the
12 reason I wanted to speak is that as I hear
13 people speak of support in CAST and I would
14 like to say I am also a supporter of CAST. I
15 volunteered with CAST since March, my three
16 kids and I volunteered at Holy Trinity for a
17 number of times a week and covered the kid bags
18 of Holy Trinity. I have started a camp last
19 year in which we collaborated with CAST, and
20 provided more than half the kids with free
21 admission to the camp.

22 So I just wanted to say, amongst other
23 things I've done and am still doing as a
24 volunteer with CAST and the village. I just
25 wanted to say I'm a bit disturbed by a feeling

1 that there's sort of a bit of a pile on in
2 opposition to this plan and project. That's
3 not how -- that's not caring or not good and I
4 don't think that it's a fair dialogue, and I
5 for one am -- what I will say, in opposition,
6 is that I think this is really about the
7 balance of living in this neighborhood that is
8 side-by-side of where Greenport is. I have not
9 lived here long, and I understand that that
10 balance is created through the respect and
11 understanding of the shared types of activities
12 that neighbors and residents do and there are
13 certain things that you expect: Kids to be
14 laughing and playing, to hear noises, the smell
15 of BBQs, lawn mowing at 7:00 in the morning, to
16 construction activities periodically. But
17 there are things that are commercial that we
18 don't really want at a residential
19 neighborhood, unless, of course, it already
20 falls into a commercial use.

21 But those types of uses, the regularity
22 of those types of commercial uses are its daily
23 parking, trucks, dumpsters. It's not something
24 that's typical of a residence. And I think
25 that it does mean something that really there

1 are six feet immediate and adjacent and in
2 opposition to this and I don't think they can
3 all be put in one kind of bucket and I think
4 that it is that expectation of outside life I
5 have living that is why that number is in
6 opposition.

7 As everybody has said, we are very
8 supportive of CAST, understand the vital work
9 that they do, especially in this moment in
10 time, and wish them all the best. And I would
11 love to continue to support CAST. And I hope
12 we can get through this as a village soon.

13 Thank you very much for your time.

14 (Applause)./PHRAUZ /PHRAUZ.

15 CHAIRPERSON SALADINO: Thank you.

16 Is there anyone else from the public
17 who would like to speak?

18 MS.: I know it's been a long night, so
19 I will be quick. I want to say --

20 CHAIRPERSON SALADINO: So --

21 MS. DEMEROTO: I know it's been a long
22 night, so I will be quick as we're hot and
23 tired. And I do appreciate the comments from
24 both sides --

25 CHAIRPERSON SALADINO: Just so she

1 knows who you are.

2 MS. DEMEROTO: Cathy Demeroto, director
3 of CAST, 316 Front Street.

4 CHAIRPERSON SALADINO: Thank you.

5 MS. DEMEROTO: I do appreciate the
6 comments from both sides the people that
7 recognize the value of CAST. That means a lot
8 to me as the executive director on behalf of
9 our clients. But there are a few things I do
10 want to clarify, and I will be quick.

11 Statements about numbers seen in the
12 press or on our website where we served 21,000
13 to 23,000 meals, those were height of COVID
14 numbers. The \$8,000 a week were COVID numbers.
15 That was March through June, really, or May.
16 And that included the meals that were given out
17 at American Beech and meals given out at Holy
18 Trinity Church. The mobile food pantry meals
19 that were distributed in the community. So
20 those in no way are a reflection of our normal
21 capacity.

22 So the February numbers are more like
23 4,000 meals. And when I say "meals" I mean,
24 you get a bag of food that has about three
25 meals in it. So we're not getting -- we don't

1 do pot meals. The only reason we started doing
2 pot meals is because of COVID. And we don't
3 prepare those meals, those come from
4 restaurants and churches. So those numbers are
5 very -- for a very limited period of time.
6 It's July. We're back now to close to our
7 normal numbers. So people are going back to
8 work, you will not see the lines going around
9 Front Street anymore. So you have to recognize
10 that those were a very small amount of time
11 during a global pandemic.

12 MEMBER TASKER: It's not over.

13 MS. DEMEROTO: With regards to the
14 mention of the South Street Gallery as being an
15 option and our application for state funding.
16 That was put in there by me prior to having
17 architects or engineers go look at it. That is
18 not a viable option. One is cost, and two,
19 there can be no elevator because of the
20 footprints. So we cannot have access for the
21 many clients we serve with disabilities. So
22 that has been completely taken off of the table
23 as an inadequate location.

24 As far as saying we have hundreds of
25 visitors a week, we do have, I'd say, between

1 130 and 200 visitors coming into CAST on a
2 normal week in a normal period of time. That
3 includes clients, that includes donors, it
4 includes classes, meetings, and that's an
5 accurate -- I'd say from 40 to 200 a week. As
6 was noted in one of the reports, the church has
7 significantly more than that.

8 The mention of child care. I think
9 there was some confusion about that. Never
10 have we or do we plan to provide child care at
11 CAST where families would drop off children.
12 That reference to sometimes we have classes, an
13 ESL class, or somebody comes in to fill out an
14 energy assistance application, we want to have
15 an area in the building where there are some
16 toys or puzzles or books, where children can
17 sit and play when their parents are occupied
18 and receiving our services. So in no way are
19 we going to do childcare facility.

20 With regard to the attorney for the
21 influence talking about our truck. Our mobile
22 pantry is a van. At no time do we need to have
23 that running adequate refrigeration space to
24 keep our produce cold. So it is not a truck.
25 It is a van.

1 Let's see. And I think we were pretty
2 honest. Activities and classes. We're not
3 going to have classes five nights a week,
4 that's what someone said. We say in here we do
5 have classes off-season. So from October to
6 December and from January to April we do have
7 some classes, and they're usually -- we have at
8 most two classes a week, but it's usually one
9 class a week that goes to 8:00 to 8:30 at
10 night. And generally, we have anywhere from 3
11 to 15 attendees in our classes.

12 With regard to the majority of the
13 number of walkers. We did a survey to
14 determine how many people were walkers and how
15 many were car drivers, and we asked every
16 client who came from May 22 to June 15, that
17 was three and a half weeks, and that was during
18 our busy time. That was during COVID, and we
19 had 345 total visitors over three and a half
20 weeks, so that's about 100 a week. And 50
21 percent walked, 48 percent came by car, but 12
22 percent of those were not their own car, they
23 went in somebody else's car, so they said they
24 were usually walkers but they got a ride that
25 day that we polled them. 2 percent were bike

1 or came by bus.

2 And with regard to why Greenport?

3 Well, CAST has been in Greenport since 1965.

4 And 65 percent of our clients live in the

5 Village of Greenport. So it is a more

6 appropriate location.

7 And then the last thing, with regard to
8 a kitchen. The kitchen we hope to have is
9 purely a teaching kitchen. We're not going to
10 be preparing hot meals as a soup kitchen. So
11 we started a pilot at Holy Trinity for high
12 school kids not going to college this past
13 January through March, it was extremely
14 successful. We partnered with the school
15 system. We would like to continue that. We
16 created -- the restaurants and I have asked for
17 it, the interest by students was very high, the
18 school was very supportive. And it's something
19 we'd like to continue. So that is the sole
20 purpose for that that we'd like to have.

21 I know there was mention of commercial
22 food processing. I want to touch on that,
23 because that -- we have never thought of
24 commercial food processing. What we had hoped
25 to do and we had applied for a very competitive

1 USDA grant, which we were denied, we're not
2 looking to do, was to be able to get produce
3 because we do get donated produce from farmers
4 and process it freeze it and package it, and
5 give it out to our clients through the tough
6 winter months when they're not working. So we
7 were going to hire a part-time person to help
8 us with that and expand our staff anymore. And
9 it would be a small space. That is not
10 happening because we were denied the USDA
11 grant. So I just wanted to clarify, we weren't
12 doing this commercial food processing program
13 as was described.

14 And I appreciate so much your time and
15 efforts. We have been looking for space, is
16 this the best perfect space? No. I don't
17 think there is a perfect space, as I said in my
18 earlier comments, but I think it's a very good
19 location for CAST, and we will do our best to
20 ensure that it's the least negative impact for
21 the community and continue to be good
22 neighbors.

23 CHAIRPERSON SALADINO: Ms. Demeroto,
24 just a question. You said you partnered with
25 Greenport school for cooking?

1 MS. DEMEROTO: So they identified
2 students who are not planning on going to
3 college. So we were able to go in there and
4 interview with the children and work with
5 the -- they gave us access to an orientation
6 where we can go in and talk to the kids, if
7 you're interested and then we took it from
8 there and interviewed them. It's very
9 competitive.

10 CHAIRPERSON SALADINO: Could you share
11 with us about how many students you have?

12 MS. DEMEROTO: We will only do 12
13 students in a year. So this is a program that
14 is literally ten weeks a year. It runs from
15 January to March because a lot of these kids
16 are working because they need to work for their
17 family. So we do it during a time where
18 they're not working. So it's a ten-week
19 program, max 12 students.

20 CHAIRPERSON SALADINO: I'm sorry. I
21 should know this and I'm embarrassed to admit
22 that I don't. And I believe one of the
23 attorneys said there is no transportation
24 there. Where does the bus stop?

25 MR. ARNOFF: Where it currently is?

1 MS. DEMEROTO: They can come to
2 Greenport and walk.

3 CHAIRPERSON SALADINO: Thank you. I
4 understand. Thank you.

5 MS. DEMEROTO: Thank you.

6 CHAIRPERSON SALADINO: Anyone else like
7 to speak?

8 MR. ARNOFF: I'm going to try to be
9 very brief. I don't know that that's possible,
10 but I'll try.

11 I intentionally didn't go into the
12 details of the submission that I handed each
13 member of the board, but a comment was made and
14 I sort of have to just finish with this:

15 One, the church operated unimpeded for
16 a hundred years plus. The church operated for
17 a hundred years plus and the parking lot had
18 access from Front Street. None of which exists
19 anymore --

20 PUBLIC ATTENDEE: First Street.

21 MR. ARNOFF: First Street, I'm sorry.
22 I apologize. Main and Front and First.

23 So ultimately, it isn't the same.
24 We're not talking about the same thing. You
25 can't bootstrap what the church did under

1 different circumstances with what we are faced
2 with today. That's what they'd like you to do,
3 but I submit you can't do it.

4 But I think the comments about the
5 restrictive covenant highlighted on page 6 of
6 my submission of two statements by
7 Mr. Olinkiewicz which was made to the Planning
8 Board. He said, on April 27, I got this, I
9 didn't make this up. The old Methodist Church,
10 because it's not that it's been desanctified,
11 it's actually considered a prior residence. So
12 we're going to make this a one-family house
13 because as I told everyone over and over again.
14 At the next meeting, I believe it was the next
15 meeting, on May 4, I guess two weeks later, he
16 then said: So I can reiterate: The church is
17 going to be a one-family residence. The parcel
18 is going to be a one-family residence, and it's
19 my intention to build a one-family residence on
20 like lot. Ergo, you have the covenant and
21 restriction that the Planning Board wanted.
22 Its going to be a residence. Not any other use
23 than is under that particular zone. It is very
24 clear that impliably and directly he entered
25 into a contract, an agreement, with the

1 Planning Board. As a result of that, a
2 covenant restriction was placed on this
3 property, which was in perpetuity. Unless the
4 Planning Board changes.

5 So under the circumstances, I submit
6 and reiterate what I said before about the
7 importance of this Board really carefully, and
8 I'm sure counsel will tell him that this
9 covenant is something that can't be ignored.

10 And with that, I will also say, please
11 listen to what everybody says. And remember
12 what I said when I started, and what I'm saying
13 here tonight. If this was a popularity
14 contest, which you can't really consider, there
15 would be no discussion here. Everybody likes
16 CAST, everybody wants CAST. CAST does a
17 wonderful job for the entire community of
18 Southold, not just for Greenport.

19 Thank you.

20 MR. FINNEGAN: Was there somebody else?

21 PUBLIC ATTENDEE: Go ahead.

22 MR. CONNOLLY: First of all, I would
23 submit to you that this covenant is not even
24 properly before you for your interpretation.
25 It's a Planning Board covenant. This

1 application was referred to this Board by the
2 Planning Board after we had meetings with the
3 Planning Board to discuss that covenant. And
4 it was determined that this board's
5 interpretation of which I suggested is
6 absolutely correct.

7 My colleague referred to are completely
8 consistent with the language of the covenant.
9 Mr. Olinkiewicz said: I'm going to have a
10 single-family residence there. Great. So the
11 covenant says: If you're going to have a
12 residence there, it can only be a one-family
13 home, it can't be a two-family home. But
14 what's before this board is the appeal of the
15 notice of disapproval which is why we're asking
16 this board to grant those variances based on
17 the overwhelming evidence that we believe
18 grants support.

19 I just want to remind you that the
20 suggestion, first of all, that there was some
21 misstatement of activities. We have provided
22 that activity list with a location and an
23 amended version of it was submitted to this
24 board. Of this record there's been no
25 intention for anyone to misrepresent that or to

1 downplay that in any way, shape, or form.

2 As to the suggestion that I somehow
3 misled anybody by my communications, I -- we
4 met with the Brennans early on in this process.
5 We discussed with them and through their input,
6 changes were made to the plan to add buffering.
7 This was a public process from day 1. We have
8 had I don't know how many work sessions and
9 discussions with all the neighbors aware and
10 participating and commenting --

11 PUBLIC ATTENDEE: No.

12 MR. FINNEGAN: -- so I -- as far as I
13 know, everyone was part of the process,
14 everyone is here. There have been how many
15 letters submitted for the record? So I don't
16 believe anybody has been in the dark, but at
17 the end of the day, CAST is coming before you
18 saying this is where we want to be and this
19 is -- we believe this is an appropriate
20 location for our operations.

21 In normal days, not in the middle of a
22 pandemic, but in normal days, I believe that
23 our position is properly suited with the
24 variances, something should be granted. It is
25 valid and we would ask you to make that

1 determination.

2 Thank you very much for your patience
3 and your time. Thank you.

4 CHAIRPERSON SALADINO: Members, it's 20
5 to 9:00. It's 20 to 9:00. Do we feel we want
6 to continue this or --

7 MS. BRENNAN: May I ask one question of
8 counsel, please?

9 MR. FINNEGAN: I actually would like to
10 make a request --

11 CHAIRPERSON SALADINO: Wait. We
12 planned on -- well, I'm going to make a
13 suggestion that we adjourn the public hearing
14 and continue it next month. If the board
15 agrees, that's what we're going to do.

16 If you want to clarify a statement, I
17 don't think we're going to take anymore
18 comments.

19 MR. FINNEGAN: My suggestion was just
20 to leave the record open for written comment.
21 I don't know that, you know, because there were
22 a lot of submissions here this evening.

23 CHAIRPERSON SALADINO: If we adjourn
24 the public hearing and continue it for next
25 month, the record is automatically there.

1 MR. FINNEGAN: I understand, but we're
2 not asking for that. We just wanted to have
3 the opportunity to address what we could and
4 submit it to the board. So I would like to
5 request copies of the submissions from the
6 other speakers so we could have the opportunity
7 to --

8 CHAIRPERSON SALADINO: -- as well.

9 MR. FINNEGAN: In writing.

10 CHAIRPERSON SALADINO: Okay. Does the
11 village have copies of what was submitted?

12 ADMINISTRATOR PALLAS: I don't think --

13 MS. AURICHIO: No.

14 ADMINISTRATOR PALLAS: No.

15 CHAIRPERSON SALADINO: I'll give you my
16 copies. And they'll make copies.

17 MR. FINNEGAN: Of our submissions, but
18 other speakers were handing things to the
19 Board.

20 CHAIRPERSON SALADINO: The village, my
21 copy of what was then submitted to this board,
22 have them make copies, supply each and every
23 one of you with copies --

24 MR. FINNEGAN: Thank you. I appreciate
25 that.

1 CHAIRPERSON SALADINO: -- and hopefully
2 return mine, and so give that back to the
3 board.

4 What's our feeling? Are we going to an
5 adjourn this to next month?

6 MEMBER GORDON: Do we think there are
7 other people who aren't here who would like to
8 speak?

9 CHAIRPERSON SALADINO: I think there is
10 still a crowd outside, actually. I think that
11 there were enough people that couldn't come
12 into the meeting room that were discouraged and
13 left and perhaps would have liked to voice an
14 opinion. So I think they should have the right
15 to speak.

16 What is the board feeling?

17 MEMBER TASKER: I think we should
18 adjourn to next month.

19 MEMBER REARDON: No reason to rush.

20 CHAIRPERSON SALADINO: I'm sure the
21 applicant would disagree with you, but I agree.

22 David, what are you thinking?

23 MEMBER CORWIN: I make a motion that we
24 adjourn.

25 CHAIRPERSON SALADINO: Okay. So moved.

1 David made a motion to adjourn to next month so
2 we'll keep the public meeting open.

3 MEMBER TASKER: Second.

4 CHAIRPERSON SALADINO: All in favor?

5 (Chorus of ayes).

6 CHAIRPERSON SALADINO: Item 6, is 621
7 Main Street, we'll put a pin in that because
8 the public hearing is open. That might come
9 before members of the board.

10 Arthur?

11 MEMBER TASKER: No.

12 CHAIRPERSON SALADINO: Anybody?

13 (Negative response).

14 And Item 7 is a motion to adjourn.

15 So moved.

16 MEMBER CORWIN: Second.

17 CHAIRPERSON SALADINO: All in favor?

18 (Chorus of ayes).

19 So adjourned.

20 (Time noted: 8:45 PM).

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