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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION

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Third Street Firehouse  
Greenport, New York

April 25, 2019  
4:00 p.m.

B E F O R E:

WALTER FOOTE - CHAIRMAN

JOHN COTUGNO - MEMBER

REED KYRK - MEMBER (unsworn)

LILY DOUGHERTY-JOHNSON - MEMBER

PATRICIA HAMMES - MEMBER

PAUL PALLAS - VILLAGE ADMINISTRATOR

ROBERT CONNOLLY - PLANNING BOARD ATTORNEY

KRISTINA LINGG - CLERK TO THE BOARD

1 Village of Greenport Regular Session -- 4/25/19

2 CHAIRMAN FOOTE: We're going to  
3 commence the April 25, 2019 Village  
4 of Greenport Regular Session. It is  
5 4 o'clock.

6 Item Number 1 is a motion  
7 to accept and approve the  
8 minutes of the March 28, 2019  
9 and April 4, 2019 Planning Board  
10 meetings.

11 I move to accept and approve.

12 Do I have a second?

13 MR. COTUGNO: Second.

14 CHAIRMAN FOOTE: All those in  
15 favor?

16 MS. DOUGHERTY-JOHNSON: Aye.

17 MS. HAMMES: Aye.

18 MR. COTUGNO: Aye.

19 CHAIRMAN FOOTE: Motion carries.

20 Item Number 2, motion to approve  
21 the minutes of the February 28, 2019 and  
22 March 7, 2019 Planning Board meetings.

23 Motion to approve.

24 Do I have a second?

25 MR. COTUGNO: Second.

1 Village of Greenport Regular Session -- 4/25/19

2 CHAIRMAN FOOTE: All those in  
3 favor?

4 MR. COTUGNO: Aye.

5 MS. HAMMES: Aye.

6 MS. DOUGHERTY-JOHNSON: Aye.

7 CHAIRMAN FOOTE: Motion carries.

8 Item Number 3, motion to schedule  
9 the Planning Board Regular Session  
10 meeting for 4:00 p.m. on May 30, 2019.

11 Does anybody second the motion?

12 MR. COTUGNO: Second.

13 Work session.

14 CHAIRMAN FOOTE: We're going make  
15 it a regular session.

16 All those in favor?

17 MR. COTUGNO: Aye.

18 MS. DOUGHERTY-JOHNSON: Aye.

19 MS. HAMMES: Aye.

20 CHAIRMAN FOOTE: Motion carried.

21 Item Number 4, motion to schedule  
22 the Planning Board Work Session meeting  
23 for 4:00 p.m. June 6, 2019.

24 MR. COTUGNO: Second.

25 CHAIRMAN FOOTE: All in favor?

1 Village of Greenport Regular Session -- 4/25/19

2 MR. COTUGNO: Aye.

3 MS. DOUGHERTY-JOHNSON: Aye.

4 MS. HAMMES: Aye.

5 CHAIRMAN FOOTE: Motion carries.

6 Item number 5 is 8 Front Street.

7 Review of a sign application for

8 Vines & Branchs, LLC. Represented by

9 owner Rita Winkler.

10 The applicant proposes an

11 overhead sign.

12 The property is located at

13 8 Front Street. The property is in the

14 Commercial Retail District. The

15 property is not located in the Village

16 of Greenport Historic District.

17 The Suffolk County Tax Map number

18 is 1001-6-10-24.

19 Can we have the applicant address

20 it, please?

21 MS. WINKLER: Rita Winkler, Vines

22 & Branches currently located at 110

23 Front Street, moving to 8 Front Street.

24 CHAIRMAN FOOTE: Thank you.

25 Can you just briefly describe

1 Village of Greenport Regular Session -- 4/25/19

2 what you propose to do?

3 MS. WINKLER: Yes. Basically,  
4 are planning on applying signage that we  
5 currently have at 110 to the new  
6 location at 8 Front.

7 CHAIRMAN FOOTE: Have the board  
8 members had a chance to review signage  
9 and do you have any questions for Rita?

10 MR. COTUGNO: No.

11 CHAIRMAN FOOTE: I have one  
12 question, Rita.

13 Do you happen to know what the  
14 clearance is underneath the sign from  
15 the sidewalk?

16 MS. WINKLER: Yes. It's six  
17 foot, nine inches.

18 CHAIRMAN FOOTE: And that  
19 complies with the building code?

20 MR. PALLAS: Yes.

21 CHAIRMAN FOOTE: Okay.

22 If nobody else has any  
23 questions --

24 MS. DOUGHERTY-JOHNSON: I do have  
25 one question.

1 Village of Greenport Regular Session -- 4/25/19

2 The door next door, is that the  
3 door of an apartment.

4 MS. WINKLER: The one to the  
5 left.

6 MS. DOUGHERTY-JOHNSON: Yes. The  
7 sign is here and there's a door  
8 (indicating).

9 MS. WINKLER: To the left of the  
10 sign; yes, that is an apartment.

11 MS. DOUGHERTY-JOHNSON: It is.  
12 If I was walking out of the door,  
13 the sign would be over my head.

14 MS. WINKLER: No. It would be  
15 the sixty-nine inches from the ground --  
16 or six foot, nine inches.

17 CHAIRMAN FOOTE: Anybody else  
18 have any questions?

19 MS. HAMMES: Just to be clear,  
20 the flagpole things coming out and  
21 the --

22 MS. WINKLER: The flagpole has  
23 been removed, correct, and it's going  
24 higher than that.

25 MS. HAMMES: I don't have

1 Village of Greenport Regular Session -- 4/25/19

2 anything else.

3 CHAIRMAN FOOTE: At this time, I  
4 like to make a motion for a vote on the  
5 sign.

6 Do I have a second?

7 MR. COTUGNO: Second.

8 CHAIRMAN FOOTE: All those in  
9 favor?

10 MR. COTUGNO: Aye.

11 MS. HAMMES: Aye.

12 MS. DOUGHERTY-JOHNSON: Aye.

13 CHAIRMAN FOOTE: Motion carries.  
14 Thank you very much.

15 MS. WINKLER: Thank you very  
16 much.

17 CHAIRMAN FOOTE: Item number 6,  
18 10 Front Street.

19 Review of sign application for  
20 Revel North Fork, represented by owner  
21 Jennifer DiVello.

22 The applicant proposes an  
23 overhead sign.

24 The property is located at  
25 10 Front Street. The property is in the

1 Village of Greenport Regular Session -- 4/25/19

2 Commercial Retail District. The  
3 property is not located in the Village  
4 of Greenport Historic District. Suffolk  
5 County Tax map 1001-6-10-24.

6 Hello, good afternoon.

7 Please state your name and  
8 address.

9 MS. DiVELLO: Jennifer DiVello,  
10 10 Front Street, Greenport, Revel North  
11 Fork.

12 CHAIRMAN FOOTE: Can you briefly  
13 describe what you propose to do,  
14 Jennifer?

15 MS. DiVELLO: Hang an overhead  
16 sign in front of our store.

17 CHAIRMAN FOOTE: Has everybody  
18 have a chance to review it, and have any  
19 questions about her sign?

20 (No response.)

21 Are we ready take a vote on this?

22 MS. DOUGHERTY-JOHNSON: Yes.

23 CHAIRMAN FOOTE: I motion to  
24 approve the sign application to Revel  
25 North Fork.



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2 Do I have a second?

3 MR. COTUGNO: Second.

4 CHAIRMAN FOOTE: All in favor?

5 MR. COTUGNO: Aye.

6 MS. HAMMES: Aye.

7 MS. DOUGHERTY-JOHNSON: Aye.

8 Motion carries.

9 Thank you very much.

10 MS. DiVELLO: Thank you very

11 much.

12 CHAIRMAN FOOTE: Item Number 7,

13 136 Main Street.

14 A pre-submission conference  
15 regarding a site plan approval for HARG  
16 LLC, represented by Architect Robert  
17 Brown.

18 The applicant is proposing  
19 interior renovations to accommodate the  
20 use of a retail establishment.

21 The property is located in the  
22 Commercial Retail District. The  
23 property is also located in the Historic  
24 District.

25 It's located at Suffolk County

1 Village of Greenport Regular Session -- 4/25/19

2 Tax Map number 1001-5-3-17.

3 Good afternoon.

4 MR. BROWN: Robert Brown,  
5 Architect.

6 CHAIRMAN FOOTE: Could you  
7 briefly describe it to us?

8 MR. BROWN: There was commercial  
9 retail space, it was Goldsmiths, and it  
10 has now becoming Fatface, a fashion  
11 retail, and the front was approved by  
12 Historic, the Historic Preservation  
13 Commission previously, and it's a very  
14 simple retail to retail.

15 CHAIRMAN FOOTE: Okay.

16 Does anybody have any questions?

17 MR. COTUGNO: One of the  
18 questions was, it doesn't pertain to  
19 you, but the examiner of the architect  
20 wrote it's a change of use. Why is  
21 that?

22 MR. PALLAS: He wrote change of  
23 occupancy, not change of use. He wrote,  
24 in one spot --

25 MS. LINGG: Up top.

1 Village of Greenport Regular Session -- 4/25/19

2 MR. PALLAS: -- in the body of  
3 the notes, he wrote change of occupancy.  
4 This is only a change of occupancy, not  
5 a change of use.

6 MR. COTUGNO: I think a lot of  
7 his comments refer to what would have  
8 been required if it were a change of  
9 use.

10 Did you see this, Robert?

11 MR. BROWN: No.

12 MR. PALLAS: Yes, we got them  
13 relatively late, and I reviewed with the  
14 planner prior to this meeting and he  
15 concurs with what you said.

16 MR. COTUGNO: Not the change of  
17 use?

18 MR. PALLAS: Correct.

19 MR. BROWN: No. It was  
20 Goldsmiths Toy & Electronics Shop, now a  
21 clothing store.

22 MR. COTUGNO: Your work, I don't  
23 understand at all what's happening in  
24 the back with the staircase, and did  
25 you --

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2 MR. BROWN: The staircase is  
3 egress for upstairs and it was closed  
4 off from downstairs. There is a  
5 separate egress door at the back of the  
6 building.

7 MR. COTUGNO: -- egress door from  
8 the rear to the side?

9 MR. BROWN: The egress door was  
10 technically on the side. It is now in  
11 the rear.

12 MR. COTUGNO: What is that -- you  
13 didn't label some of the rooms. It says  
14 storage, but the other room it doesn't  
15 say what they are, two rooms don't say  
16 what they are.

17 MR. BROWN: I'm not sure which  
18 rooms you're referring to. They may be  
19 changing areas.

20 MR. COTUGNO: Everything should  
21 be labeled. There's not too much  
22 labeled on here. One says fitting room.  
23 The other one says fitting room. I  
24 guess they have curtains.

25 I don't know what's in front of

1 Village of Greenport Regular Session -- 4/25/19

2 the fitting where you would go out. Is  
3 that part of the sales area --

4 MR. BROWN: Yes.

5 MR. COTUGNO: -- where there is a  
6 step going up?

7 MR. BROWN: Yes.

8 MR. COTUGNO: What's behind the  
9 door as you're going toward the back,  
10 toward where that stairway is? What is  
11 that?

12 MR. BROWN: It's all storage in  
13 the back.

14 MR. COTUGNO: It's just not  
15 labeled. One room does say storage, the  
16 other room doesn't say anything.

17 MR. BROWN: That's storage.

18 MR. COTUGNO: Did you provide a  
19 section A, you made an indentation  
20 section A, but I don't see section A.

21 MR. BROWN: There was the full  
22 set of construction drawings provided to  
23 the Village.

24 MR. COTUGNO: Not to us?

25 MR. BROWN: It doesn't seem, it's

1 Village of Greenport Regular Session -- 4/25/19

2 not relevant --

3 MR. COTUGNO: Okay.

4 MR. BROWN: -- to the change of  
5 occupancy.

6 CHAIRMAN FOOTE: Rob, I have a  
7 question.

8 There is a category 2 in terms  
9 of --

10 MR. CONNOLLY: It's located in  
11 the Historic District, it would be an  
12 unlisted action.

13 CHAIRMAN FOOTE: Unlisted action.

14 Does an unlisted action require  
15 long forms.

16 MR. CONNOLLY: No. Short form.  
17 You can require a long form, if you need  
18 to but.

19 CHAIRMAN FOOTE: But we can  
20 accept it on short form?

21 MR. CONNOLLY: Yes.

22 CHAIRMAN FOOTE: Actually, I  
23 had -- were you done?

24 MR. COTUGNO: Yes.

25 CHAIRMAN FOOTE: Item 9 on your

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2 questionnaire you filled out, it said,  
3 the question is, does the proposed  
4 action meet or achieve the State energy  
5 code requirements? You answered no.

6 Is that, did you intend to  
7 answer, yes, or it does not -- meet or  
8 exceed energy requirements, I think you  
9 probably meant to answer yes?

10 MR. BROWN: Yes.

11 CHAIRMAN FOOTE: Can you correct  
12 that for us?

13 MR. BROWN: Yes.

14 CHAIRMAN FOOTE: Thanks.

15 I have another question. In term  
16 of the comments we got from the planner,  
17 are we supposed to read that into the  
18 record or is that something technically  
19 does not have to be?

20 MR. CONNOLLY: You can read them  
21 into the record. The applicant should  
22 be furnished with a copy of that.

23 CHAIRMAN FOOTE: We received  
24 comments from the planner which you'll  
25 get a copy of.

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2 I might as well read it into the  
3 record. They're not very long.

4 Plan reviewed, the above address,  
5 136 Main Street located on Main Street,  
6 north of Front Street.

7 The building is an existing  
8 two-story building. The applicant is  
9 requesting to change the use, it says  
10 use, but I think that's that supposed to  
11 mean occupancy, of the first floor to  
12 retail. The plan review comments are as  
13 follows.

14 Proposed floor plan does not show  
15 emergency devices at doors. New rear  
16 door shows exit sign. New exit sign  
17 should be provided at the front door.  
18 The handicap bathroom provided requires  
19 patrons to go up one riser to access the  
20 bathroom. The handicap bathroom is  
21 acceptable, but a ramp should be  
22 provided to access the bathroom. The  
23 front entry is raised and ramp is not  
24 provided. Applicant should provide  
25 handicap access in the rear of building,



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2 it should be described in the  
3 application. Per the international  
4 existing building codes, section  
5 1012.8.1 partial change of occupancy,  
6 applicant should provide design that  
7 complies with the IBC codes Sections  
8 705, 806, and 906.

9 In summery, the plans should be  
10 revised to meet all requirements for  
11 partial change of occupancy. Applicant  
12 to provide proper handicap access  
13 variance free design. SEQRA  
14 determination, 136 Main Street is in the  
15 Historic District, but work is not  
16 exceeding 25 percent threshold  
17 established under Section 617.4. The  
18 determination of this project is type 2.  
19 Then the DEC U.S. Army Corps of  
20 Engineers, this project does not require  
21 DEC or U.S. Army Corps of Engineers  
22 approval, it is fronting a waterway or  
23 wetland area.

24 MR. BROWN: If I may.

25 CHAIRMAN FOOTE: Sure.

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2 MR. BROWN: I have not seen that,  
3 but I respectfully take exception to  
4 just about everything in that, it is a,  
5 simple things first, it is a change of  
6 occupancy, not a change of use.

7 It is, as I understand, south of  
8 Front Street, the questions about the  
9 sign exit signage, I believe are the  
10 purview of the Building Department, not  
11 the Planning Board.

12 In terms of accessibility, as I  
13 recall, the code states that we're  
14 feasible, and it is absolutely not able  
15 to provide access to the building.

16 CHAIRMAN FOOTE: What makes it  
17 not feasible?

18 MR. BROWN: It's three steps up  
19 and any device or ramp for accessibility  
20 would be on Village property, it's zero  
21 lot line.

22 CHAIRMAN FOOTE: That includes  
23 analysis of the back entry?

24 MR. BROWN: Yes.

25 It would be on somebody else's

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2 property.

3 MR. PALLAS: We had reviewed this  
4 for those issues already, and I  
5 discussed that with architect. We do  
6 concur that the exterior aspects are  
7 infeasible.

8 One thing that was brought to  
9 light was an interior issue for  
10 accessibility, which we will discuss  
11 with the architect. It is a -- the  
12 Building Department will make the  
13 ultimate determination whether that  
14 interior one step up to the bathroom can  
15 be changed to allow access.

16 CHAIRMAN FOOTE: Okay. You also  
17 almost want to ask the question, why do  
18 that if you can't have access inside the  
19 space, what is the point of doing that?

20 MR. BROWN: That was my point.

21 MR. PALLAS: I understand.

22 MR. COTUGNO: It does come up  
23 that somebody can get you into the  
24 store, but once you're in the store, you  
25 should be accessible. Somebody can

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2 carry you in.

3 But I'm not sure if any of that  
4 applies here because you're going retail  
5 to retail. I believe this is an  
6 alteration level 2 and I believe only  
7 20 percent of construction costs should  
8 be allocated toward upgrading handicap  
9 accessibility.

10 I'm just not sure what you're  
11 doing in back. I still go back to that  
12 stairway --

13 MR. BROWN: I'd gladly write in  
14 and initial storage on that for you.

15 MR. COTUGNO: No.

16 The work that you're doing in  
17 back, what does that have to do with  
18 this retail establishment?

19 MR. BROWN: The work in the back?

20 MR. COTUGNO: The staircase.

21 MR. BROWN: The staircase was  
22 always there, that was egress for -- it  
23 was replaced, we replaced --

24 MR. COTUGNO: Upstairs.

25 MR. BROWN: -- a faulty staircase

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2 for upstairs egress.

3 MR. COTUGNO: But that's not  
4 related to this retail --

5 MR. BROWN: Unrelated,  
6 absolutely.

7 MR. COTUGNO: There was never a  
8 way to get out of the door in the back,  
9 there's not a way now?

10 MR. BROWN: There was an opening  
11 to that landing at the bottom of the  
12 staircase, but in order to separate the  
13 uses more fully, we closed that off and  
14 provided an egress door in the back of  
15 the building.

16 MR. COTUGNO: Not for this retail  
17 store?

18 MR. BROWN: For the retail store,  
19 there is an egress door in back of the  
20 building.

21 CHAIRMAN FOOTE: I have another  
22 question.

23 The propane tanks and the oil  
24 tanks, are those items that were already  
25 there.

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2 MR. BROWN: Yes.

3 CHAIRMAN FOOTE: What's on the  
4 second floor? Is it residential?

5 MR. BROWN: Second floor is  
6 residential.

7 CHAIRMAN FOOTE: How about the  
8 attic space?

9 MR. BROWN: Attic storage for the  
10 tenant upstairs.

11 CHAIRMAN FOOTE: The second floor  
12 tenants?

13 MR. BROWN: Yes.

14 CHAIRMAN FOOTE: Are we doing  
15 anything that impairs the second floor  
16 tenants from having exit access?

17 MR. BROWN: Absolutely not.

18 CHAIRMAN FOOTE: There's nothing  
19 in terms of usage that creates a fire  
20 hazard or --

21 MR. BROWN: That was all brought  
22 up to code, fire separation was brought  
23 up to code, which it was not to code  
24 previously.

25 CHAIRMAN FOOTE: Between the

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2 first floor and the second floor?

3 MR. BROWN: Between the first  
4 floor and the second floor.

5 MS. HAMMES: Is the door for the  
6 retail -- then this thing the says  
7 frame, move door and window to match the  
8 landing.

9 MR. BROWN: Is that in the rear  
10 of the building?

11 MS. HAMMES: Yes.

12 MR. BROWN: Yes, that's the  
13 egress door.

14 CHAIRMAN FOOTE: Anybody else  
15 have any other questions at this time?

16 (No response.)

17 I'm new to this, I apologize.

18 I'm going to ask my counsel.

19 Is the next step to schedule a  
20 public hearing?

21 MR. CONNOLLY: Correct.

22 CHAIRMAN FOOTE: At this time I'd  
23 like to schedule a public hearing.

24 What is the next available date?

25 MS. LINGG: That would be

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2 May 30th.

3 CHAIRMAN FOOTE: We'd like to  
4 schedule a public hearing for May 30th.

5 So moved.

6 Do I have a second?

7 MR. COTUGNO: Second.

8 CHAIRMAN FOOTE: All those in  
9 favor?

10 MR. COTUGNO: Aye.

11 MS. HAMMES: Aye.

12 MS. DOUGHERTY-JOHNSON: Aye.

13 CHAIRMAN FOOTE: Very good.

14 Motion carried.

15 Thank you very much.

16 MR. BROWN: Thank you very much.

17 CHAIRMAN FOOTE: Next item is  
18 Item Number 8, 15 Front Street.

19 Pre-submission conference  
20 regarding the site plan approval for Ray  
21 New York represented by owner Michael  
22 Aron, A-R-O-N.

23 The applicant is proposing the  
24 use of a retail establishment.

25 The property is located in the



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2 Waterfront Commercial District. The  
3 property is not located in the Historic  
4 District.

5 It's located at Suffolk County  
6 Tax Map 1001-5-4-31.1.

7 MR. ARON: Good afternoon. I'm  
8 Michael Aron. My shop is currently at  
9 213 East Front Street.

10 CHAIRMAN FOOTE: Very Good.

11 Michael, would you give us a  
12 description of what you propose to do?

13 MR. ARON: I'm moving my shop  
14 from its current in its entirety to its  
15 new location.

16 It's a retail home decor shop.

17 CHAIRMAN FOOTE: Okay.

18 And are there any structural  
19 changes going on in it at all?

20 MR. ARON: No, nothing. I'm not  
21 touching a thing. Currently it's set up  
22 as a similar retail establishment, and  
23 I'm just moving in.

24 CHAIRMAN FOOTE: Just curious, is  
25 there a Building Permit required?

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2 MR. PALLAS: No building permit  
3 required. It's before this Board  
4 because it's conditional use in the WC,  
5 by code you're required to review  
6 conditional use on change of tenancy.

7 CHAIRMAN FOOTE: Thank you.

8 MS. HAMMES: Do we have to have  
9 public hearing for that?

10 MR. PALLAS: Yes.

11 CHAIRMAN FOOTE: Does anybody  
12 have any questions for the applicant at  
13 this time?

14 (No response.)

15 CHAIRMAN FOOTE: No requirement  
16 for environmental assessment form to be  
17 filled out because I didn't see one.

18 MR. CONNOLLY: There should be  
19 one in there.

20 CHAIRMAN FOOTE: I didn't get it  
21 in my material.

22 MS. DOUGHERTY-JOHNSON: I didn't  
23 get one.

24 MS. HAMMES: Did you fill out an  
25 environmental assessment form?

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2 MR. ARON: I did not. I didn't  
3 know it was required.

4 MR. CONNOLLY: You can fill one  
5 out and submit it prior to the public  
6 hearing.

7 CHAIRMAN FOOTE: I can help  
8 direct you which one to fill out.

9 MR. ARON: Okay.

10 CHAIRMAN FOOTE: Does anybody  
11 else have any questions at this time?  
12 Are we ready to move on?

13 MR. PALLAS: If I may,  
14 Mr. Chairman.

15 We didn't send this to the  
16 planner, but there is really no planning  
17 comments on this. We reviewed the plan  
18 comments from the prior tenant which was  
19 only about two years ago, if that. The  
20 only issue for you would be a  
21 recommendation for a type 2, I believe.

22 CHAIRMAN FOOTE: Okay.

23 MR. PALLAS: SEQRA.

24 CHAIRMAN FOOTE: Shall we propose  
25 that here, make a motion for type 2?

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2 MR. CONNOLLY: No, after the  
3 public hearing.

4 CHAIRMAN FOOTE: Very good.

5 At this time, I'd like to move  
6 for a public hearing, May 30th.

7 Do I have a second on that?

8 MR. COTUGNO: Second.

9 CHAIRMAN FOOTE: All those in  
10 favor?

11 MR. COTUGNO: Aye.

12 MS. HAMMES: Aye.

13 MS. DOUGHERTY-JOHNSON: Aye.

14 CHAIRMAN FOOTE: Motion carries.

15 Thank you very much.

16 MR. ARON: Thank you.

17 CHAIRMAN FOOTE: Okay.

18 On the existing agenda is Item  
19 Number 9, 326 Front Street. We're going  
20 to move that to follow the next two  
21 items.

22 So at this time, we're going to  
23 bump up and take on Item Number 10, new  
24 number 9, 300 Main Street. Discussion  
25 and possible motion regarding the site

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2 plan approval for Stirling Square, LLC  
3 south building represented by Architect  
4 Robert Brown.

5 The applicant is proposing to  
6 change the use from retail to assembly.  
7 The property is located in the  
8 Commercial Retail District. The  
9 property is also located in the Historic  
10 District.

11 Located at Suffolk County Tax Map  
12 1001-4-7-29.1.

13 We closed the public hearing in  
14 this matter I believe, and unless the  
15 Board wants to have a further discussion  
16 at this time. Does anybody have any  
17 further comments to talk about or are we  
18 ready to take it to a vote?

19 Actually, do we take it to a vote  
20 and then read the proposed resolutions?

21 MR. CONNOLLY: You should take it  
22 to a vote first.

23 CHAIRMAN FOOTE: If nobody else  
24 has anything, I'm gonna move to take  
25 this to a vote.

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2 Do I have a second on that?

3 MR. COTUGNO: Second.

4 CHAIRMAN FOOTE: So all those in  
5 favor of approving the site plan  
6 proposal for Stirling Square located at  
7 300 Main Street, we'll have a vote on  
8 that.

9 MR. COTUGNO: Aye.

10 MS. HAMMES: Aye.

11 CHAIRMAN FOOTE: Aye.

12 MS. DOUGHERTY-JOHNSON: I'm gonna  
13 abstain.

14 CHAIRMAN FOOTE: Motion carried.

15 We have three votes.

16 I'd like to -- is it okay to read  
17 in the resolution now or should we hold  
18 off?

19 MR. CONNOLLY: Whatever your  
20 preference is.

21 CHAIRMAN FOOTE: This is the  
22 actual resolution adopting our approval  
23 of this application.

24 Whereas, a pre-submission  
25 conference for the amended Site Plan

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2 Application entitled Front & Third LLC  
3 was held by the Village of Greenport  
4 Planning Board at its March 7, 2019.

5 MS. HAMMES: You're reading the  
6 wrong one.

7 CHAIRMAN FOOTE: I am? Sorry  
8 about that.

9 Whereas, a pre-submission  
10 conference for the Site Plan Application  
11 entitled Stirling Square LLC was held by  
12 the Village of Greenport Planning Board  
13 at its February 28, 2019 and March 7,  
14 2019 regularly-scheduled meetings.

15 Whereas, said application  
16 contemplates the conversion of a retail  
17 use space formerly occupied by "Open  
18 Space," to an assembly use with respect  
19 to the south building of the property  
20 located at 300 Main Street, more  
21 commonly referred to as Stirling Square  
22 and identified on the Suffolk County Tax  
23 Map as parcel number 1001-4-7-29.1.

24 Whereas, pursuant to SEQRA the  
25 Village of Greenport Planning Board is

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2 the proper agency for lead agency in  
3 this action, and that the granting of  
4 this application will not result in a  
5 significant negative impact on one or  
6 more aspects of the environment.

7 Whereas, the Village of Greenport  
8 Planning Board pursuant to Article 8  
9 State Environmental Quality Review Act -  
10 SEQRA, of the Environmental Conservation  
11 Law and 6 NYCRR Part 617, the Village  
12 Zoning Board of Appeals as the Lead  
13 Agency determined that this is an  
14 Unlisted action for purposes of SEQRA.

15 Whereas, said property is located  
16 in the Historic District and the  
17 Commercial Retail Zoning District where  
18 the contemplated use is permitted by the  
19 Greenport Village Code.

20 Whereas, said application was  
21 scheduled for a public hearing to be  
22 held on April 4, 2019.

23 Whereas, the Village of Greenport  
24 Planning Board at its April 4, 2019  
25 regularly-scheduled session held a



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2 public hearing where evidence and  
3 testimony was received from the  
4 Applicant.

5 Whereas, the Applicant informed  
6 the Board that the instant application  
7 merely contemplates the conversion of a  
8 now-vacant retail space to an assembly  
9 use that will be utilized in conjunction  
10 with American Beech Hotel.

11 Whereas, the Applicant is not  
12 intending upon making any exterior  
13 alterations to the building.

14 Whereas, the Applicant indicated  
15 to the Board that the intention of the  
16 instant application is to accommodate  
17 overflow seating from the main  
18 restaurant located at the American Beech  
19 Hotel and for meetings on occasion.

20 Whereas, the Applicant told the  
21 Board that no food preparation shall  
22 occur in the space contemplated by the  
23 instant application.

24 Whereas, no community members  
25 appeared at the public hearing to speak

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2 in favor or against said application.

3 Whereas, at the conclusion of the  
4 presentation on April 4, 2019, the Board  
5 voted to close the public hearing and  
6 table the application to its April 25,  
7 2019 regularly-scheduled work session  
8 for discussion and possible vote.

9 Whereas, the Board discussed the  
10 application of Stirling Square LLC at  
11 length.

12 Whereas, the Board found it to be  
13 in the best interest of the Village of  
14 Greenport to condition any approval of  
15 the application upon the Applicant  
16 agreeing that no food preparation shall  
17 take place or occur in the converted  
18 space that is the subject of the instant  
19 application.

20 Whereas, the Village of Greenport  
21 Planning Board has reviewed said  
22 application with regard to the site plan  
23 criteria under 150-30 of the Village  
24 Code and finds that the application is  
25 in compliance therewith; now, therefore.

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2 Be it resolved, the Village of  
3 Greenport Planning Board hereby approves  
4 the Site Plan application of Stirling  
5 Square LLC to convert a retail use to an  
6 assembly use with respect to the  
7 property located at 300 Main Street and  
8 identified on the Suffolk County Tax Map  
9 as parcel number 1001-4-7-029.1 with the  
10 following conditions.

11 1. General Conditions.

12 A. No food preparation shall  
13 take place or occur in the converted  
14 space that is the subject of the instant  
15 application; and

16 B. Obtain any and all  
17 required approvals from any involved or  
18 interested departments or agencies.

19 2. Items to be submitted and  
20 completed as a condition of approval:

21 A. The landowner shall file a  
22 notarized affidavit indicating  
23 compliance with the conditions of site  
24 plan approval, as set forth herein, and  
25 any deviation shall require review and

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2 approval by the Village of Greenport  
3 Planning Board; and

4 B. Six complete sets of all  
5 plans shall be submitted for Planning  
6 Board signature with the conditions of  
7 approval affixed to each sheet of the  
8 plans, the standard statement agreeing  
9 to complete said work and signed by the  
10 Applicant; said plans must be submitted  
11 and the required statement signed within  
12 ninety days of the date of the  
13 aforementioned resolution, otherwise  
14 said resolution shall be deemed null and  
15 void.

16 Shall we take a vote now on this?

17 All those in favor?

18 MR. COTUGNO: Aye.

19 MS. HAMMES: Aye.

20 CHAIRMAN FOOTE: Aye.

21 All those abstaining?

22 MS. DOUGHERTY-JOHNSON: Abstain.

23 CHAIRMAN FOOTE: Motion carried,  
24 three votes to one abstention.

25 MR. BROWN: Thank you very much.

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2 CHAIRMAN FOOTE: Next item is  
3 207 Front Street, discussion and  
4 possible motion regarding the site plan  
5 approval for Front & Third LLC,  
6 represented by owner Daniel Pennessi.

7 The applicant is proposing  
8 seasonal outdoor seating.

9 The property located in the  
10 Commercial Retail District. The  
11 property is not located in Historic  
12 District.

13 Suffolk County Tax Map  
14 1001-5-5-5.

15 This matter was closed for public  
16 hearing. Am I correct on that?

17 MR. PALLAS: Yes.

18 CHAIRMAN FOOTE: At this time,  
19 does the Board have anything they want  
20 to discuss further on this applicant?

21 MS. HAMMES: I would just note  
22 that it's relevant that they agree to  
23 offset seven to twelve seats by twelve  
24 seats, I think that's relevant in my  
25 perspective.

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2 CHAIRMAN FOOTE: And, John, I  
3 know that the last time this came up for  
4 review, we expressed concern about  
5 looking at what barrier --

6 MR. COTUGNO: He submitted  
7 something.

8 CHAIRMAN FOOTE: Are you  
9 comfortable?

10 MR. COTUGNO: I'm okay.

11 CHAIRMAN FOOTE: I have a  
12 question.

13 What color is the barrier, do you  
14 know?

15 MR. PENNESSI: Dan Pennessi for  
16 the record.

17 It's currently proposed to be  
18 black.

19 CHAIRMAN FOOTE: Okay.  
20 Seems fine to me.

21 MR. PENNESSI: It's consistent  
22 with the black facade of the building,  
23 so it will blend in hopefully.

24 CHAIRMAN FOOTE: Does anybody  
25 else have anything at this time; are we

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2 ready to take a vote on this?

3 (No response.)

4 At this time, I move to take a  
5 vote on this application.

6 Do you have a seconds on that?

7 MR. COTUGNO: Second.

8 CHAIRMAN FOOTE: All those in  
9 favor?

10 MR. COTUGNO: Aye.

11 MS. HAMMES: Aye.

12 MS. DOUGHERTY-JOHNSON: Aye.

13 CHAIRMAN FOOTE: Aye.

14 Motion carries, four to nothing.

15 Did you prepare a resolution for  
16 this application? That was the one I  
17 misread?

18 At this time we're going to  
19 formally adopt the resolution approving  
20 this matter, so you can either wait or  
21 sit down, it takes a while for me to  
22 read it in.

23 Thank you very much.

24 Whereas, a pre-submission  
25 conference for the amended Site Plan

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2 Application entitled Front & Third LLC 1  
3 was held by the Village of Greenport  
4 Planning Board at its March 7, 2019 and  
5 regularly-scheduled meeting.

6 Whereas, said application  
7 contemplates the installation of twelve  
8 temporary seasonal seating on Front  
9 Street for use by patrons of the  
10 Applicant's restaurant, located at  
11 207 Front Street, more commonly referred  
12 to as The Menhaden Hotel and identified  
13 on the Suffolk County Tax Map as parcel  
14 number 1001-5-5.5.

15 Whereas, pursuant to SEQRA the  
16 Village of Greenport Planning Board is  
17 the proper agency for lead agency in  
18 this action, and that the granting of  
19 this application will not result in a  
20 significant negative impact on one or  
21 more aspects of the environment.

22 Whereas, the Village of Greenport  
23 Planning Board pursuant to Article 8  
24 State Environmental Quality Review Act -  
25 SEQRA of the Environmental Conservation



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2 Law and 6 NYCRR Part 617, the Village  
3 Zoning Board of Appeals as the Lead  
4 Agency determined that this is an  
5 Unlisted action for purposes of SEQRA.

6 Whereas, said property is located  
7 in the Commercial Retail Zoning District  
8 where the contemplated use is a  
9 conditional use pursuant to the  
10 Greenport Village Code.

11 Whereas, said application was  
12 scheduled for a public hearing to be  
13 held on April 4, 2019.

14 Whereas, the Village of Greenport  
15 Planning Board at its April 4, 2019  
16 regularly-scheduled session held a  
17 public hearing where evidence and  
18 testimony was received from the  
19 Applicant.

20 Whereas, the Applicant informed  
21 the Board that no structural alterations  
22 or renovations were necessary as a  
23 result of the instant application.

24 Whereas, the Applicant further  
25 informed the Board that the proposed

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2 seasonal outdoor seating will not be  
3 located in the public right-of-way and  
4 will be contained wholly on the property  
5 owned by the Applicant.

6 Whereas, the Applicant indicated  
7 to the Board that in order to  
8 accommodate the twelve outdoor seats and  
9 to comply with the occupancy limits,  
10 twelve seats will be eliminated from the  
11 interior dining room when the outdoor  
12 seating is utilized.

13 Whereas, the Planning Board asked  
14 for public comment, and only one  
15 community member appeared to speak in  
16 favor of said application.

17 Whereas, at the conclusion of the  
18 presentation on April 4, 2019, the Board  
19 voted to close the public hearing and  
20 table the application to its April 25,  
21 2019 regularly-scheduled work session  
22 for discussion and possible vote.

23 Whereas, the Board discussed the  
24 application of Front & Third LLC at  
25 length.



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2 to as The Menhaden Hotel and identified  
3 on the Suffolk County Tax Map as parcel  
4 number 1001-5-5-5.

5 With the following conditions:

6 1. General Conditions:

7 A. Applicant shall eliminate  
8 twelve seats from the interior dining  
9 room of the restaurant when the twelve  
10 temporary seasonal outdoor seats are in  
11 use.

12 B. No portion of the twelve  
13 temporary seasonal outdoor seats shall  
14 extend into the public right-of-way; and

15 C. Obtain any and all  
16 required approvals from any involved or  
17 interested departments or agencies.

18 2. Items to be submitted and  
19 completed as a condition of approval:

20 A. The landowner shall file a  
21 notarized affidavit indicating  
22 compliance with the conditions of site  
23 plan approval, as set forth herein, and  
24 any deviation shall require review and  
25 approval by the Village of Greenport

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2 Planning Board; and.

3 B. Six complete sets of all  
4 plans shall be submitted for Planning  
5 Board signature with the conditions of  
6 approval affixed to each sheet of the  
7 plans, the standard statement agreeing  
8 to complete said work and signed by the  
9 Applicant; said plans must be submitted  
10 and the required statement signed within  
11 ninety days of the date of the  
12 aforementioned resolution, otherwise  
13 said resolution shall be deemed null and  
14 void.

15 At this time, I'd like to request  
16 the Board vote on this matter.

17 All those in favor, say aye.

18 MR. COTUGNO: Aye.

19 MS. HAMMES: Aye.

20 MS. DOUGHERTY-JOHNSON: Aye.

21 CHAIRMAN FOOTE: Aye.

22 All those against?

23 (No response.)

24 The resolution passes four to  
25 nothing.

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2 Finally, we have, there is the  
3 last item, 326 Front Street, a  
4 pre-submission conference regarding the  
5 site plan approval for ANVK Holdings  
6 Trust, which is otherwise known as the  
7 Greenporter Hotel, represented by  
8 Architect, forgive my pronunciation,  
9 Hideaki Ariizumi and Glenys Berry.

10 The applicant is proposing to  
11 amend the site plan with an addition to  
12 accommodate a new lobby and a third  
13 floor.

14 The property is located in the  
15 Commercial Retail District. The  
16 property not located in the Historic  
17 District.

18 It is located at Suffolk County  
19 Tax Map 1001-4-8-29, 30, 31.

20 At this time, can somebody on  
21 behalf of the applicant come up?

22 MS. RIVERA-PITTORINO: My name is  
23 Deborah Rivera-Pittorino, and I'm  
24 representing the Greenporter Hotel. I'm  
25 here with my architect, so I'm going to

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2 present, sort of, the general concepts  
3 of what the project is. Then you can  
4 direct any technical question to them.

5 So twenty years ago, my husband  
6 and I bought the Greenporter Hotel and  
7 we built additional rooms and added a  
8 restaurant, and we've been there ever  
9 since.

10 I recently lost my husband after  
11 a four-year battle with pancreatic  
12 cancer, and during his battle, I opted  
13 to close the restaurant because we ran  
14 that together and it was very difficult  
15 to run without him; so this massive  
16 change in my life has forced me to  
17 change the direction of my business and  
18 focus more on new things instead of  
19 trying to live a life I can't have  
20 anymore with him.

21 So we decided to focus more on  
22 the lodging part of the business. And I  
23 think that what we're going to be asking  
24 for is to build an additional third  
25 floor which will give us an additional

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2 between twenty and twenty-two rooms and  
3 to have a new lobby, so we can combine  
4 the two buildings for energy efficiency  
5 reasons, and also improve the curb  
6 appeal.

7 In terms of these additional  
8 rooms, you know, who are they for. Our  
9 demographic is, we know a lot about our  
10 demographic, most of them live in  
11 Manhattan or Brooklyn, they're between  
12 the ages of twenty-eight and fifty-five,  
13 and many of the them don't have cars, so  
14 a lot of the appeal of Village of  
15 Greenport and the Greenporter Hotel is  
16 they can come in on the Hampton Jitney,  
17 or the Long Island Railroad, or they cab  
18 to us, and then they walk into the  
19 Village, and if they need to go a  
20 vineyard or something like that, they  
21 can call a local taxi service or call an  
22 Uber, so that makes the property very  
23 appealing to them, we want to be able to  
24 continue serving this clientele.

25 This clientele has -- we have a



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2 lot of young families that don't have a  
3 of -- I mean, they're, you know,  
4 they're -- they earn well, but they live  
5 in Manhattan and Brooklyn where you  
6 can't afford to have a nice home and own  
7 a car, so we offer a price point that's  
8 also very accessible to them and we take  
9 children. I know some other properties  
10 don't accept children.

11 So the Greenporter is open 365  
12 days a year, and I find now without the  
13 revenue from the restaurant, it's become  
14 very difficult to sustain that, and we  
15 really need to be able to maximize the  
16 sale of our rooms in high season and  
17 also be able to offer more rooms to  
18 companies.

19 The last couple of years, we have  
20 done a lot of business with corporations  
21 that bring their employees out to  
22 Greenport because, like the rest of our  
23 demographic, they're very interested in  
24 nature and the environment and they want  
25 be closer to their food sources, they

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2 want to go to the vineyards, they want  
3 to go to organic farms so we organize  
4 off-sites on behalf of these  
5 corporations whereby we'll arrange for a  
6 van or bus to pick them up in Brooklyn  
7 or Manhattan, bring them to Greenport,  
8 and they have their meeting in or  
9 restaurant, and we provide breakfast for  
10 them, but other than that, we send them  
11 downtown for all their other meals. We  
12 organize lunches downtown, we organize  
13 dinners downtown. We organize events at  
14 local vineyards, at local breweries,  
15 they shop downtown, and this is very  
16 good clientele for the Village because  
17 they come year-round, off season mid  
18 week, so you're not clogging, you know,  
19 the town when we don't need the  
20 business.

21 Another part of what this project  
22 will do is, it will help us to lower our  
23 carbon footprint. Right now when you  
24 check into the hotel, you open the doors  
25 and check in, then you have to walk out,

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2 open the door again, walk out and walk  
3 across the way in rain or winter or  
4 whatever to then walk into the breakfast  
5 room, open the doors again, and our  
6 heating bills are onerous, so we want to  
7 join, we want to create, like, one big  
8 lobby where you don't have to open and  
9 close doors in order to get in and out  
10 of the space, so that should cut down on  
11 our energy usage.

12 Also with the third floor, we're  
13 going to have a, we would like to have  
14 solar panels and a permaculture room  
15 that also captures runoff water, so we  
16 can also reduce the impact on our  
17 environment as well.

18 So we really think this is a good  
19 thing for the Village, and it's the only  
20 way for us to run a sustainable business  
21 and continue contributing to the  
22 community like we do by our internship  
23 training program, we have several kids  
24 every year, a lot of times we're their  
25 first professional job right out of

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2 college, and we keep the long-standing  
3 relationships with them, and watch them  
4 get married, and watch them have  
5 children, and they're still very much a  
6 part of our lives twenty years later.

7 We hope you'll consider the  
8 project, and if you have any technical  
9 questions, you can direct them to the  
10 architects.

11 Thank you very much.

12 CHAIRMAN FOOTE: Thank you.

13 Does anybody have any question  
14 for the applicant or do you want to talk  
15 to the architect?

16 (No response.)

17 I think as a preliminary matter,  
18 I think this should be addressed to the  
19 architects, we need a long form,  
20 assessment form given the property type,  
21 given the project type, so that's one of  
22 the things we're gonna be requesting is  
23 for the long form assessment form to be  
24 completed for this project.

25 MS. BERRY: Can you explain the

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2 reason?

3 CHAIRMAN FOOTE: Yes.

4 It's the type of application that  
5 is -- Paul, is it type 1 or is it --

6 MR. CONNOLLY: Type 1, it's an  
7 expansion of the hotel adding  
8 twenty-three guest rooms.

9 CHAIRMAN FOOTE: Because you're  
10 expanding.

11 This is very preliminary, but  
12 just, you know, my first impressions  
13 are, I think it's ambitious, it looks  
14 like it could be a big improvement  
15 esthetically and otherwise and, on the  
16 other hand because of the expansion  
17 involved, you know, there will be  
18 certain things that we have to, you  
19 know, take in account on behalf of the  
20 community. We may consider, for  
21 example, doing a traffic impact study.  
22 I'm not sure if the scope of this is  
23 something that would require it, but may  
24 not be a bad idea. I guess I want to  
25 get a better handle of how many

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2 additional -- you said you were adding

3 twenty to twenty-two rooms.

4 MS. BERRY: Twenty.

5 CHAIRMAN FOOTE: How many rooms

6 are there currently?

7 MS. RIVERA-PITTORINO: Thirty.

8 CHAIRMAN FOOTE: It's, you

9 know --

10 MS. BERRY: There are thirty-four

11 units currently.

12 CHAIRMAN FOOTE: Okay.

13 So it's a significant increase in

14 size.

15 Has there been a review of this

16 in terms of the number of parking

17 spaces, whether it complies with that?

18 MR. PALLAS: We have just begun

19 that part of it. We are waiting for the

20 planner's comments. The planner

21 comments, I realize we just got them

22 today, and I apologize for the delay on

23 that, but it does appear there will be

24 variance required for a few things, park

25 is one of them and height, it will need

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2 at least those two variances, it may be  
3 others.

4 CHAIRMAN FOOTE: It's going to  
5 need a variance for the third floor?

6 MR. PALLAS: Correct, a height  
7 variance.

8 MS. RIVERA-PITTORINO: Even  
9 though it's thirty-five feet or less?

10 MR. COTUGNO: Two stories is the  
11 maximum.

12 MR. PALLAS: Three story and the  
13 profile section said it was forty-five  
14 feet.

15 MS. RIVERA-PITTORINO: I want to  
16 say one more thing before she talks.

17 In terms of, I think that instead  
18 of doing a traffic study, we could use  
19 whatever traffic study was used for the  
20 Menhaden perhaps, and because I want to  
21 remind all of you that we have more  
22 parking than Menhaden and the  
23 Harborfront put together, and then I  
24 used to operate a restaurant with  
25 seventy seats and we never had a parking

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2 issue even with the hotel full and the  
3 restaurant full, we never had a parking  
4 problem on the property. I think a lot  
5 of it has to do with the type of  
6 clientele we attract.

7 CHAIRMAN FOOTE: Are you planning  
8 on restoring and reoperating the  
9 restaurant?

10 MS. RIVERA-PITTORINO: No,  
11 definitely not. I think I mentioned  
12 earlier, that's something I did with my  
13 husband, and I just emotionally won't be  
14 able to -- I need to do something new.

15 CHAIRMAN FOOTE: What's happening  
16 with the restaurant space?

17 A. I will continue to be meeting  
18 space, so when these companies come, they meet  
19 in the space, and we'll also serve breakfast  
20 for the guests of the hotel.

21 Is there a traffic study from the  
22 Menhaden we could use?

23 CHAIRMAN FOOTE: I don't know.

24 MS. BERRY: Could I address two  
25 of the issues, please?



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2 Glynis Berry with Studio a/b

3 architect.

4 First relative to the height,  
5 under CR, it's says, two stories or  
6 thirty-five feet. Then when you look at  
7 the definition of the height, it's to  
8 the highest point of the roof. So right  
9 now, the roof is thirty-three feet.  
10 There is a guardrail on the section  
11 where there is access to the garden, and  
12 there are proposed solar panels; so we  
13 don't think those should considered  
14 building height, but if you do, then  
15 that's an extra two-and-a-half feet for  
16 a guardrail; but it's not on the edge of  
17 the building's, actually. So,  
18 technically if you read the definition  
19 in your code, I think we don't need a  
20 variance for the height. If you  
21 interpret it different, but if you read  
22 you code, it doesn't see like we need a  
23 variance.

24 The other thing is the parking,  
25 and I'm citing Section 150-12 C, if a

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2 project was developed before January 1,  
3 1991, it does not need to provide  
4 parking. And you have many examples of  
5 that throughout the Village but  
6 Sparkling Point, Frank's project, that's  
7 the distillery, none of those are  
8 providing any parking, or one or two, so  
9 that's another where I don't think we're  
10 required to provide parking, and also, I  
11 should note that the differential, yes,  
12 it may be twenty more rooms, what's the  
13 amount twenty rooms, additional rooms,  
14 but the parking needs is only five more  
15 because you take the restaurant out of  
16 the equation, they have former approval  
17 for restaurant, and if you do the table  
18 count, that was the equivalent of  
19 fifteen parking spaces, but now that  
20 it's only for use for people who are  
21 guests, differential between the fifteen  
22 and twenty is only five.

23 CHAIRMAN FOOTE: How you going to  
24 regulate that though? You're saying  
25 only people who are guests of the hotel

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2 are allowed to eat in the breakfast  
3 room?

4 MS. BERRY: Yeah.

5 CHAIRMAN FOOTE: It's not going  
6 to be open to the public.

7 MS. RIVERA-PITTORINO: This is  
8 continental -- if you stay at Hampton  
9 Inn, they give you free breakfast, you  
10 can't walk in off the street and have  
11 the free breakfast. It's for guests of  
12 the hotel. We can ask for their room  
13 number and name.

14 MS. BERRY: So we think that  
15 we're actually compliant with all your  
16 zoning codes.

17 MS. RIVERA-PITTORINO: One thing  
18 I want to clarify. So thirty-four guest  
19 rooms, we only rent thirty, one is for  
20 myself, one is for resident manager and  
21 the other two are being used for storage  
22 currently, those extra -- other than my  
23 room, the extra three rooms above the  
24 restaurant, we're gonna make like a  
25 library so people can, like in the

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2 wintertime when there's nothing to do,  
3 you can't sit outside by the pool, there  
4 would be a room with books and, you  
5 know, somewhere you can hang out with  
6 your children. So it's not thirty-four  
7 plus twenty, it's actually thirty plus  
8 twenty.

9 CHAIRMAN FOOTE: How do we decide  
10 who makes the decision on whether or not  
11 they require a variance; that's done by  
12 the Building Department?

13 MR. PALLAS: As I mentioned, the  
14 comments from the planner are  
15 preliminary at this stage. We're still  
16 reviewing it.

17 On complicating factor is this  
18 buildings actually sit on three separate  
19 parcels, three distinct parcels. The  
20 western, as I understand it, the west  
21 building was developed after that date  
22 of code, so again, this all has to still  
23 go under some detailed review. This is  
24 going to take a little time to decide if  
25 variances are, in fact, needed or not,

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2 and what they would be.

3 CHAIRMAN FOOTE: Okay.

4 MS. BERRY: Also, historically,  
5 the evaluation looked at the three, not  
6 as three separate parcels, I mean, all  
7 the whole historic evaluation, looked at  
8 them as a combined parcel.

9 MS. HAMMES: I know the Zoning  
10 Board recently was considering not this  
11 identical fact pattern something similar  
12 on your street where there is a  
13 proposal, where there's two lots and one  
14 building. I don't know what they ever  
15 did about that. That maybe something we  
16 want to look back on.

17 MR. PALLAS: I'm not familiar  
18 with that case.

19 MS. HAMMES: Weren't they being  
20 asked to interpret whether or not --  
21 it's kind of a similar fact pattern,  
22 whether or not it was exempt under the  
23 1991 --

24 MR. PALLAS: The difference there  
25 was, the building itself was there.

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2 This building wasn't, on the one parcel  
3 where the west building was built was  
4 vacant prior, whereas the other one, the  
5 building shifted as to --

6 MS. HAMMES: Do we know when the  
7 west building was approved; do we have  
8 those records?

9 MR. PALLAS: That will be part of  
10 the review.

11 MS. HAMMES: That, I think, would  
12 be helpful for all us to have to  
13 understand as well.

14 MR. PALLAS: We can get copies of  
15 all those determinations to the Board.

16 CHAIRMAN FOOTE: Is that to help  
17 us determine whether it's grandfathered  
18 on the parking issue?

19 MR. PALLAS: That question, if  
20 the building department determines that  
21 a variance is needed, that would be the  
22 Zoning Board to decide at that point.

23 We'll certainly advise you if  
24 we're sending it there.

25 CHAIRMAN FOOTE: Does anybody

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2 else have anything they want the discuss  
3 at this time?

4 MR. COTUGNO: It's good to get it  
5 started. I think without all this  
6 information and the long form, this is  
7 as far as we can go at this point.

8 MS. BERRY: Okay. So basically,  
9 I'm hearing you need the long form which  
10 is the first time I'm hearing and we  
11 submitted a couple months ago.

12 MS. RIVERA-PITTORINO: Why do we  
13 need the long form again, I'm sorry?

14 MS. HAMMES: The type of action.

15 MS. RIVERA-PITTORINO: So have  
16 have other similar projects needed this  
17 long form? I mean we have precedence,  
18 we have two other hotels downtown, did  
19 they need the long form?

20 MS. HAMMES: I guess --

21 MR. CONNOLLY: This is a new  
22 application, separate application, a  
23 separate application, so the Board  
24 decides what the Board wants.

25 I don't see how this wouldn't be

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2 a type 1 action given the expansion of  
3 the hotel.

4 MS. RIVERA-PITTORINO: Last but  
5 not least, I was discussing this with a  
6 neighbor regarding the duration of  
7 construction, so we built that new wing,  
8 it was built by a manufacturer in  
9 Pennsylvania and delivered in boxes  
10 already constructed, and we worked with  
11 the Village of Greenport to have it  
12 delivered in the middle of the night,  
13 and they just placed the boxes, and then  
14 we woke up in the morning and it was  
15 there and it was business as usual, so  
16 it had very little impact on the  
17 Village, not like there's going to be a  
18 big mess in front of our hotel. I just  
19 wanted you to know that.

20 CHAIRMAN FOOTE: Okay.

21 MS. BERRY: I would also like  
22 clarification on why you consider it a  
23 type 1, because if we look at the State  
24 description of type 1, it looks like  
25 it's not in my mind, but if you can



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2 explain why in more detail, and I'll  
3 look at the regulations and check that.  
4 I wasn't prepared because I didn't  
5 receive that comment ahead of time.

6 CHAIRMAN FOOTE: We can talk  
7 about that and explain that.

8 MS. RIVERA-PITTORINO: Isn't  
9 there a definition?

10 CHAIRMAN FOOTE: We're relying on  
11 our counsel to advise us as to what is  
12 the appropriate form, and our counsel  
13 has advised us it's a type 1.

14 MR. CONNOLLY: We need to hear  
15 more comments from the planner before  
16 they make a final determination if it's  
17 a type 1 action or unlisted action.

18 But just looking at it, you're  
19 proposing to expand by twenty-three  
20 guest rooms, I can't see how that  
21 wouldn't --

22 MS. BERRY: Twenty guest rooms.

23 MR. CONNOLLY: How that wouldn't  
24 have an impact, a potential impact on  
25 the environment.

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2 MS. BERRY: Right, but type 1 has  
3 specific --

4 MR. CONNOLLY: Right, increase in  
5 occupancy is one.

6 MS. BERRY: And there are limits,  
7 and I don't think we're close to that,  
8 but I will go back and check, but I  
9 question whether it's really a type 1 or  
10 not, but that's to be determined. I  
11 will be happy to comply if that's the  
12 verdict, but I question if that's the  
13 right calling.

14 CHAIRMAN FOOTE: Okay.

15 Thank you.

16 Unless there is anything else at  
17 this time, I think we're gonna have to  
18 adjourn this to our next session to talk  
19 about it further.

20 MS. BERRY: If I could get copies  
21 of the planner's notes.

22 MR. PALLAS: We will do that.

23 CHAIRMAN FOOTE: Thank you.

24 Well, I think that's the last  
25 item on the docket, so with nothing

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2 else, motion to adjourn this meeting.

3 Do I have a second?

4 MR. COTUGNO: Second.

5 CHAIRMAN FOOTE: All those in  
6 favor?

7 MR. COTUGNO: Aye.

8 MS. HAMMES: Aye.

9 MS. DOUGHERTY-JOHNSON: Aye.

10 (Time noted: 5:03 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK )  
  ) Ss:  
COUNTY OF SUFFOLK )

I, STEPHANIE O'KEEFFE, a Reporter and Notary Public within and for the State of New York, do hereby certify that the within is a true and accurate transcript of the proceedings taken on April 25, 2019.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of April, 2019.

*Stephanie O'Keefe*  
-----  
STEPHANIE O'KEEFFE

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