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VILLAGE OF GREENPORT COUNTY OF SUFFOLK  
STATE OF NEW YORK

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ZONING BOARD OF APPEALS

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Third Street Firehouse  
Greenport, New York

June 19, 2018  
6:02 p.m.

- JOHN SALADINO - CHAIRMAN
- DAVID CORWIN - MEMBER
- ELLEN NEFF - MEMBER
- DINI GORDON - MEMBER
- ARTHUR TASKER - MEMBER
- KRISTINA LINGG - BUILDING CLERK

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2 CHAIRMAN SALADINO: Item 1 is a  
3 motion to accept the minutes of the May  
4 15, 2018 Zoning Board of Appeals  
5 meeting.

6 So moved.

7 MS. NEFF: Second.

8 CHAIRMAN SALADINO: All in favor?

9 MS. GORDON: Aye.

10 MR. CORWIN: Aye.

11 MS. NEFF: Aye.

12 MR. TASKER: Aye.

13 CHAIRMAN SALADINO: And I'll vote  
14 aye.

15 Any opposed?

16 (No response.)

17 Item number 2 is motion to approve  
18 the minutes of the April 18, 2018  
19 Zoning Board of Appeals meeting.

20 So moved.

21 MS. GORDON: Second.

22 CHAIRMAN SALADINO: All in favor?

23 MS. GORDON: Aye.

24 MS. NEFF: Aye.

25 CHAIRMAN SALADINO: Any

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1 abstentions?

2 MR. CORWIN: Abstain.

3 CHAIRMAN SALADINO: One  
4 abstention.

5 MR. TASKER: I abstain. I'm  
6 sorry. I abstain because I was not  
7 present.

8 CHAIRMAN SALADINO: Two  
9 abstentions, \

10 Item number 3, motion to the  
11 schedule the next Zoning Board of  
12 Appeals meeting for July 17, 2018 at  
13 6:00 p.m. at the Third Street Fire  
14 Station, Greenport, New York 11944.

15 So moved.

16 MS. NEFF: Second.

17 CHAIRMAN SALADINO: All in favor?

18 MS. GORDON: Aye.

19 MR. CORWIN: Aye.

20 MS. NEFF: Aye.

21 MR. TASKER: Aye.

22 CHAIRMAN SALADINO: I'll vote aye.

23 Item number 4 is motion to accept  
24 the application, schedule a public

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2 hearing and arrange the site visit for  
3 the application of Frank Macken.

4 The property is located at 138  
5 Sterling Avenue, Greenport, New York  
6 11944. Suffolk County Tax Map number  
7 1001-3-4-29.

8 Is the applicant here?

9 MR. WILLIAMSON: Good evening,  
10 Chairman, members of the Board, Nigel  
11 Robert Williamson, PO Box 1758,  
12 Southold, New York 11971.

13 The applicant is Mr. Frank Macken,  
14 who is also present in case you have  
15 any questions for him.

16 We are seeking a variance for an  
17 issue brought by Code Enforcement  
18 Office 530-18, Section 150-8A1 and  
19 Section 150-7A.

20 The property is located in the R-2  
21 zone, it's a lot area of 7,437 square  
22 feet, where under Article 5 --

23 MR. TASKER: Excuse me, sir.

24 May I ask you to speak into the  
25 microphone a little louder?

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2 CHAIRMAN SALADINO: Or raise it up  
3 a little bit.

4 MR. WILLIAMSON: Okay. Is that  
5 better?

6 CHAIRMAN SALADINO: That's good.

7 MR. WILLIAMSON: Okay. I get  
8 complained at for screaming, so.

9 CHAIRMAN SALADINO: We're all hard  
10 of hearing, so.

11 MR. WILLIAMSON: Did you hear me,  
12 sir; would you like me to start over?

13 MR. TASKER: No. No. I'm fine.

14 MR. WILLIAMSON: Okay.

15 There is a previous -- there was a  
16 previous determination and variance  
17 given under Section 85-6C1C which was  
18 dated November 25, 1985, for the use of  
19 the barn as an artist studio, workshop  
20 and studio; and there was electric,  
21 there was a bathroom, there was a sink  
22 and water provided at that time for the  
23 applicant, Mr. Koziem (phonetic) and  
24 his wife.

25 My client has installed a septic

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2 system, a separate septic system to the  
3 structure. He had a conversation with  
4 the previous Village administrator who  
5 had suggested to him that he should  
6 apply for an accessory apartment. He  
7 had a list of things -- sorry, sir.

8 MR. CORWIN: Separate septic  
9 system for --

10 MR. WILLIAMSON: Sewer line, sewer  
11 line, sorry, sewer line.

12 MR. CORWIN: Who was the previous  
13 code enforcement who you spoke with?

14 MR. WILLIAMSON: The Village  
15 administrator was Mr. Abatelli at the  
16 time.

17 So -- and Mr. Abatelli had given  
18 him a list of things to do to apply for  
19 an accessory structure and apartment.  
20 He had completed most of them and then  
21 he got distracted with something in his  
22 life, never did it.

23 The zoning changed and he's now  
24 stuck with the artist studio which he  
25 would like to make into an accessory

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apartment.

CHAIRMAN SALADINO: Do you have --  
I had looked at the file and the only  
thing I could see from 1985 was a  
building permit for non-habitable  
structure.

MR. WILLIAMSON: Correct.

CHAIRMAN SALADINO: Do you have --  
you said you got an approval from --  
we're Zoning Board. Do you have a  
zoning variance issued by a previous  
board?

MR. WILLIAMSON: There was a  
public notice and there's minutes of  
the meeting, but I don't know. I  
couldn't, in the file, I couldn't find  
the approval; and I don't know.

Kristina, you went through the  
file when I couldn't find this, and it  
was not to be found anywhere today  
anyway.

CHAIRMAN SALADINO: I also read  
the minutes and it doesn't indicate  
that there was an approval. So what we

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2 have is -- what we have is a building  
3 permit for a non-habitable structure.

4 Your application is for a use  
5 variance. I'm sure you know the  
6 requirements for a use variance.

7 MR. WILLIAMSON: Well, that would  
8 be my question to you, Mr. Chairman;  
9 the use variance under the bulk  
10 variance, are bulk and district under  
11 the multifamily?

12 CHAIRMAN SALADINO: It would be a  
13 use not approved in a particular  
14 district.

15 MR. WILLIAMSON: Okay.

16 CHAIRMAN SALADINO: And a second  
17 dwelling unit on the property is not an  
18 approved use.

19 MR. WILLIAMSON: Okay.

20 CHAIRMAN SALADINO: Did the  
21 Building Department explain this to  
22 you? I mean this is your application.

23 MR. WILLIAMSON: Well, I just got  
24 notice of disapproval from Section  
25 150-8.

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2 CHAIRMAN SALADINO: There was no  
3 conversation with the Building  
4 Department?

5 MR. WILLIAMSON: There was no  
6 conversation at the time.

7 MS. GORDON: Is this a --

8 CHAIRMAN SALADINO: We're going to  
9 decide if we're gonna accept this  
10 application or not, if the application  
11 is completed correctly. The way we  
12 find that out is with questions.

13 MS. GORDON: I would like to know  
14 when your client bought this property,  
15 was there, was this use as it is, as it  
16 has been?

17 MR. WILLIAMSON: It was the artist  
18 studio. When we bought it, it was  
19 1998, January of '98, it was --

20 MR. MACKEN: Would you like the --

21 CHAIRMAN SALADINO: Name and  
22 address.

23 MR. MACKEN: Frank Macken, 158  
24 Sterling Avenue, Greenport.

25 So when we bought it in '98, it

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2 was approved as a studio and when we --  
3 so for the first five years, we  
4 actually used it ourselves as a family  
5 and rented out the house because we,  
6 you know, we always -- when we came to  
7 look for a house in Greenport, we  
8 needed a place that had a rental  
9 possibility, so when we renovated in  
10 2003, Mr. Abatelli said, well, given  
11 the lot size, you could actually have a  
12 three-family, two-family in the house  
13 and a one-family in the cottage; or you  
14 could have a two-family, one family in  
15 the house and one family in the  
16 cottage; and you can do that as of  
17 right.

18 He gave me a --

19 CHAIRMAN SALADINO: I have to be  
20 honest with you, you know. We all know  
21 Dave Abatelli. He's a pretty smart  
22 guy. I'm finding it hard to believe  
23 that he would say that. That's totally  
24 contrary to the Village code.

25 MR. MACKEN: Based on the lot size

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1  
2 of 7,500 square feet, I understood that  
3 the zoning was changed later on to say  
4 that you couldn't. And he said -- so  
5 he said -- okay. So this is what he  
6 said. He said, well, we would just do  
7 one family in the house and one family  
8 in the cottage and he gave me a list of  
9 things to do; separate the utilities,  
10 put in certain types of windows and  
11 this and that. So I did a bunch of  
12 work on it.

13 I put in radiant heat, floor  
14 heating and stuff. But then we ran out  
15 of money after finishing renovating the  
16 house. And then the zoning changed  
17 which I never realized it could do. I  
18 was trying to do everything myself,  
19 which I unfortunately have a tendency  
20 to do without getting professional  
21 help, advice, so we ended up in this  
22 kind of catch 22 where the house was  
23 complete as a one-family, then, you  
24 know, we're just kind of left in this  
25 kind of limbo situation and that's

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1  
2 basically been it.

3 MS. NEFF: Chairman and applicant,  
4 I am confused about the expression  
5 zoning change.

6 MR. WILLIAMSON: Under Mayor Nyce  
7 there was an issue back around 2007,  
8 2008, something like that, there was an  
9 issue about 7,500 square feet and there  
10 was a lot of, like, stuff going on,  
11 chatter going on about this. And so I  
12 think that they were trying to stop a  
13 certain developer from overloading  
14 properties so that they said overnight,  
15 just said, okay, from now on, this is  
16 no longer as of right, it's --

17 CHAIRMAN SALADINO: I think what  
18 you're referring to is a moratorium  
19 that they put on subdivision, and this  
20 would have nothing to do -- you didn't  
21 apply for a subdivision, did you?

22 MR. MACKEN: No.

23 CHAIRMAN SALADINO: There was a  
24 moratorium on subdivisions. The code  
25 changed in 1971. I don't think we have  
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had a code change since 1971.

MR. CORWIN: No.

After that, Mr. Kapell, Mayor Kapell said there's a bunch of 7,500 square feet lots around when the lot size was 10,000 square feet, so he said let's make an allowable lot size 7,500 square feet.

CHAIRMAN SALADINO: Well, I don't think that has anything to do with what we're talking about.

MR. TASKER: I think the questions and the concerns that we have have nothing to do with the lot size, it's the use.

CHAIRMAN SALADINO: It's the use and, I mean, what we have in front of us is an accessory building, a non-habitable accessory building, and you're asking to, if I'm reading your application correct, we have a non-habitable accessory building, and you're asking us to allow you to make that into a residence.

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2 The code -- the codes on many  
3 issues doesn't allow that. So what we  
4 have in front of us here is an  
5 application for a use variance and it's  
6 a little, there's a few things missing  
7 from it. What is the concern that you  
8 have?

9 MR. CORWIN: Well, that has a  
10 survey, it doesn't have an  
11 environmental assessment.

12 CHAIRMAN SALADINO: There's no EAF  
13 with your application which kind of  
14 makes it incomplete.

15 Also, the criteria for a use  
16 variance is undue hardship and how you  
17 determine that is strictly dollars and  
18 cents.

19 MR. WILLIAMSON: Right.

20 CHAIRMAN SALADINO: So if you're  
21 gonna make that application, I don't  
22 have any financial information here and  
23 stuff.

24 MR. WILLIAMSON: Well, Mr.  
25 Chairman, would it be a use variance

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2 and that's why --

3 CHAIRMAN SALADINO: It's your  
4 application.

5 MR. WILLIAMSON: No.

6 -- or an area variance because  
7 would it come under Article 5 for the  
8 district bulk and parking regulations  
9 schedule of regulations for R-2  
10 District two-family dwelling?

11 CHAIRMAN SALADINO: Why do you  
12 keep insisting on lot size? It has  
13 nothing to do with lot size.

14 MR. WILLIAMSON: Okay.

15 CHAIRMAN SALADINO: An artist  
16 studio is an accessory use to the  
17 principal building. Usually artist  
18 studios are inside. If you read the  
19 code, artist studios, they even dictate  
20 how much floor space in the principal  
21 building and stuff.

22 MR. WILLIAMSON: Right.

23 CHAIRMAN SALADINO: It's never,  
24 usually never --

25 MR. WILLIAMSON: Okay. Just

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1 asking.

2  
3 CHAIRMAN SALADINO: So you're  
4 basically asking us to let you turn a  
5 barn into a house, a second dwelling  
6 unit on the property which we would  
7 have to -- right now, all we're talking  
8 about is accepting this application.

9 MR. WILLIAMSON: Right.

10 CHAIRMAN SALADINO: As far as the  
11 merits, we would get into that after a  
12 public hearing.

13 MR. WILLIAMSON: Right.

14 MS. NEFF: Can I ask one question?

15 Are there any COs for the property  
16 as it's presently situated or exists?

17 MR. WILLIAMSON: Correct. There  
18 is a CO, a pre-CO for the house. There  
19 is a CO or CC for the porch addition on  
20 the front.

21 CHAIRMAN SALADINO: And the deck.

22 MR. WILLIAMSON: And the deck,  
23 yes.

24 And the deck in the back, I think  
25 there was a CO for, and then there is a

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1  
2 CO for artist studio as a non-habitable  
3 structure.

4 CHAIRMAN SALADINO: No. All we  
5 have is a building permit for that, we  
6 don't have a CO or a pre-CO for that.

7 MR. MACKEN: I have seen it.

8 MR. WILLIAMSON: (Handing  
9 something to Chairman Saladino.)

10 CHAIRMAN SALADINO: The use is a  
11 non-habitable artist studio.

12 This is yours. Thank you  
13 (handing).

14 Do we have that?

15 MR. TASKER: It's in the file.

16 CHAIRMAN SALADINO: Do any of the  
17 members have something they would like  
18 to ask before we vote to accept this  
19 application?

20 I'm just uncomfortable with the  
21 information that was provided to us.  
22 We have all -- everybody that's been  
23 through training seminar learns that  
24 for us to accept an application, it has  
25 to be complete and correct.

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2 MR. WILLIAMSON: Absolutely.

3 CHAIRMAN SALADINO: Just by the  
4 couple of things that we mentioned  
5 here, at this point in time, this  
6 application is incomplete. We can kind  
7 of talk about it a little bit if we  
8 want to perhaps accept the application  
9 and look for this information next  
10 time, or we could ask for the  
11 information and have him resubmit the  
12 application.

13 MR. WILLIAMSON: Would you like to  
14 table it till the next time, Mr.  
15 Chairman?

16 CHAIRMAN SALADINO: I'm gonna ask  
17 the members.

18 If you're asking to table it, we  
19 could table it, you'll take the  
20 pressure off us.

21 MS. GORDON: I think it would be,  
22 if we accepted it conditional on  
23 providing some financial information  
24 that supports the contention that it  
25 would be an undue hardship to reject  
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(631) 727-1107

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2 this and the environmental impact  
3 statement, I guess the short form, we  
4 could do that.

5 But the problem with that is that  
6 if we are having the hearing when we  
7 have just received that information,  
8 we're not going to be able to have  
9 absorbed it and figured out how it  
10 fits.

11 That's my view.

12 CHAIRMAN SALADINO: We pride  
13 ourselves in doing our homework, so we  
14 would like the information, you know, a  
15 reasonable amount of time before so we  
16 can digest it.

17 MR. WILLIAMSON: Absolutely.

18 CHAIRMAN SALADINO: To be fair to  
19 you, also so we have all the  
20 information.

21 MR. WILLIAMSON: So I would not  
22 withdraw, we would just be tabling it  
23 till --

24 CHAIRMAN SALADINO: We would table  
25 it.

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2 MR. WILLIAMSON: Okay.

3 MS. NEFF: Can I ask one more --

4 MR. TASKER: I'm sorry, we're  
5 gonna table it? Table it with  
6 conditions?

7 CHAIRMAN SALADINO: We're gonna  
8 talk about that. He's willing -- he  
9 doesn't want to withdraw his  
10 application. He would like to table it  
11 and provide us with the additional  
12 information, and it would come up  
13 next --

14 MS. GORDON: It would come up for  
15 reviewing it, rather than coming up  
16 as --

17 CHAIRMAN SALADINO: Whether to  
18 accept it or not.

19 MS. GORDON: We wouldn't be  
20 holding the hearing.

21 MR. TASKER: Postponing the  
22 acceptance?

23 CHAIRMAN SALADINO: Yes.

24 Ellen, did you have a question?

25 MS. NEFF: Where I see this, it

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2 says something about it's a two-family  
3 dwelling. My question is about the CO.

4 We don't know that this structure,  
5 the principal structure is a two-family  
6 house, right, we don't know that?

7 CHAIRMAN SALADINO: No. Actually  
8 in his testimony, he has it's a  
9 one-family house.

10 MS. NEFF: Right, and his  
11 contention about two-family has to do  
12 with that there are two-family houses  
13 in the zone.

14 CHAIRMAN SALADINO: Maybe we  
15 should get into that when the public  
16 hearing and --

17 MS. NEFF: I think it's an  
18 important clarification because if he's  
19 basing his request to have dwelling  
20 one -- well, you know, house, other  
21 thing, that if it was a two-family  
22 house, I think what I'm hearing is it  
23 could have been a two-family house --

24 MR. WILLIAMSON: Exactly.

25 MS. NEFF: But, in fact, it is not

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1  
2 a two-family house as specified in the  
3 Village --

4 CHAIRMAN SALADINO: I'm confused.

5 MR. MACKEN: Because we made the  
6 decision, based on what Mr. Abatelli  
7 told me, we made the decision to make  
8 the house a one-family instead of  
9 designing a two-family within the one  
10 house.

11 CHAIRMAN SALADINO: Was it ever a  
12 two-family house?

13 MR. MACKEN: It wasn't a  
14 two-family house.

15 CHAIRMAN SALADINO: It was never a  
16 two-family house.

17 MR. MACKEN: No, but there were  
18 two separate -- but Abatelli said that  
19 we could, he gave us the option of  
20 doing that and based on what he said,  
21 so turn around and try and, you know,  
22 we redesign, renovate the house to  
23 accommodate -- I mean, basically, we he  
24 need the rental income, so, I mean,  
25 that's what I'm to do.

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2 CHAIRMAN SALADINO: We certainly  
3 understand that and -- we certainly  
4 understand that and obviously if this  
5 wasn't important to you, you wouldn't  
6 be here today.

7 Just to answer Ellen's question,  
8 it was never at any time a two-family  
9 house.

10 MR. MACKEN: It's taxed under, the  
11 Southold tax bill says two-family, the  
12 Greenport tax bill said one-family. I  
13 know, but I'm just saying.

14 MS. NEFF: I think it would be  
15 useful to have any document about tax  
16 status as part of the package.

17 MS. GORDON: I have another  
18 question.

19 How many square feet, livable  
20 square feet does the cottage, as you  
21 describe it, have?

22 MR. WILLIAMSON: It has 194.8  
23 square feet on the second floor, and it  
24 has 271 on the first floor, habitable  
25 space, excluding bathrooms, excluding

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1  
2 closets.

3 CHAIRMAN SALADINO: But the  
4 footprint is considerably bigger.

5 MR. WILLIAMSON: The footprint is  
6 absolutely bigger. I just measured the  
7 habitable space.

8 MR. MACKEN: Excluding the  
9 bathroom.

10 MR. WILLIAMSON: The habitable  
11 space, just living area, bedroom area,  
12 excluding porch, excluding bathroom,  
13 excluding closet.

14 MS. GORDON: However it's  
15 measured, it's going to be less than a  
16 thousand square feet?

17 MR. WILLIAMSON: Absolutely.

18 MR. TASKER: With respect to the  
19 application and modification that you  
20 can make in anticipation, I invite you  
21 to look more closely at the reasons for  
22 use variance, this page here enumerates  
23 the reasons for use variance  
24 (indicating).

25 Number 4, which requires, which

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2 states the alleged hardship has not  
3 been self-created because -- I think  
4 you need to review your response to  
5 that as to whether or not it was  
6 self-created.

7 CHAIRMAN SALADINO: I have --  
8 that's a good point, Arthur, and in  
9 anticipating that, I printed out from  
10 New York State Village law, from Mr.  
11 Coon's which is the zoning bible,  
12 handbook and it gives you the  
13 definition of a use variance, it gives  
14 you -- it also goes into what an undue  
15 hardship is, it also gives you examples  
16 of how a hardship is self-created. You  
17 know, if you perhaps were the contract  
18 vendee, this might not be a  
19 self-created hardship, but if someone  
20 perhaps buys a piece of property with  
21 particular accessory building and then,  
22 you know -- New York State doesn't  
23 consider that -- they consider that a  
24 self-created hardship.

25 Also, just to remind you, just to

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2 remind the applicant that unlike an  
3 area variance, we're bound by these  
4 four questions. One yes answer to  
5 these four questions, by law, the  
6 application has to be rejected.

7 So I printed it out for you so you  
8 could review it a little better,  
9 perhaps modify your answer, maybe sway  
10 us a little better. And this is online  
11 too, you know, I printed it for you, so  
12 you can have that and familiarize  
13 yourself.

14 What is the pleasure of the Board?  
15 Are we gonna ask the applicant -- are  
16 we gonna table this till next month  
17 with certain information that we have  
18 been asking of him; is that what we're  
19 thinking here?

20 MS. GORDON: Yes.

21 MR. CORWIN: We're not going to  
22 schedule an inspection or public  
23 hearing?

24 CHAIRMAN SALADINO: No. We're  
25 gonna table the application, he's gonna

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1  
2 come next month and provide us with the  
3 information and we'll hopefully accept  
4 the application, then schedule a public  
5 hearing, site inspection and that's it.

6 So I'm going to make a motion that  
7 we table this application until our  
8 July 17th meeting, and we're gonna ask  
9 the applicant, just so everybody's on  
10 the same page, we're gonna need some  
11 financial information, we're gonna need  
12 an EAF, short form.

13 Anybody else have anything?

14 MR. TASKER: And the review of the  
15 responses to the question about --

16 CHAIRMAN SALADINO: We're gonna  
17 leave that up to him, Arthur. He has  
18 the information, he knows what he has  
19 to do to get the variances. We're not  
20 going to tell him what to write. It's  
21 his application, so that's what we're  
22 gonna do.

23 I'm gonna make that motion. So  
24 moved.

25 MS. GORDON: Second.

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CHAIRMAN SALADINO: All in favor?

MS. GORDON: Aye.

MR. CORWIN: Aye.

MS. NEFF: Aye.

MR. TASKER: Aye.

CHAIRMAN SALADINO: I'll vote aye.

Thank you.

MR. WILLIAMSON: Thank you,

Mr. Chairman. Thank you, Board

members.

CHAIRMAN SALADINO: Item number 5,

motion to accept the application,

schedule a public hearing and arrange a

site visit for the application of Paul

Livesey and Sally Grant for the

property located at 150 Sterling

Avenue, Greenport, New York 11944.

Suffolk County Tax Map number

1001-3-4-27.

Are you the applicant?

MR. LOVELESS: I'm Jared Loveless

(phonetic); I'm speaking on their

behalf.

CHAIRMAN SALADINO: Do we have --

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2 MR. LOVELESS: We filed it through  
3 our company Beckter East (phonetic);  
4 I'm the president.

5 CHAIRMAN SALADINO: Okay.

6 MR. LOVELESS: We are seeking a  
7 side yard variance at map Section 100  
8 or Section 3, block 4, lot 27. The  
9 address is 150 Sterling Avenue.  
10 They're looking, generally speaking, to  
11 extend the house backwards towards the  
12 backyard.

13 CHAIRMAN SALADINO: Okay. And did  
14 I read it's going to be a kitchen  
15 mudroom?

16 MR. LOVELESS: Yeah, primarily to  
17 extend the kitchen and add a laundry  
18 room.

19 CHAIRMAN SALADINO: And it's a  
20 one-story?

21 MR. LOVELESS: The main house is  
22 two stories, the addition will be one.

23 CHAIRMAN SALADINO: The addition  
24 is one story?

25 MR. LOVELESS: Yes.

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2 CHAIRMAN SALADINO: Just for my  
3 own -- maybe these guys can read these  
4 plans a little better than me. I'm  
5 looking at the front of the house, and  
6 I had read something that -- did I read  
7 that you're gonna rebuild this tower on  
8 the top?

9 MR. LOVELESS: Yes, that's  
10 correct.

11 CHAIRMAN SALADINO: Is that there  
12 already?

13 MR. LOVELESS: It is there, yes.  
14 The tower is there, it's flat on the  
15 top right now because at one point the  
16 rest of it blew off.

17 CHAIRMAN SALADINO: Okay.

18 But the footprint is -- what I'm  
19 thinking about is the front yard  
20 setback, the --

21 MR. LOVELESS: Yeah, the tower is  
22 there, it's staying.

23 CHAIRMAN SALADINO: Okay.

24 MR. TASKER: I have to say, a very  
25 good friend or ours lived next door to

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1  
2 that house for many years and the tower  
3 was always kind of mysterious. We  
4 presumed it was a staircase.

5 MR. LOVELESS: It does have a  
6 spiral staircase in it.

7 MR. TASKER: It was always quite  
8 mysterious.

9 You're undertaking a lot of work;  
10 I think it's going to be a very  
11 handsome building if this goes forward.

12 AUDIENCE MEMBER: We hope so.

13 MR. TASKER: I would like to  
14 mention, and this has nothing to do  
15 with your application, it does have to  
16 do with the notice of disapproval; the  
17 Building Department would have, first  
18 it states that the property is located  
19 at 150 Sterling Street, when, in fact,  
20 it's Sterling Avenue, and at the bottom  
21 part of the notice of disapproval it  
22 says the premises of which this  
23 application applies to is located at  
24 416 South Street in the R-2 District,  
25 confusing another application before us

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1  
2 now. So we need a corrected notice of  
3 disapproval from the Building  
4 Department before we can proceed on  
5 this.

6 MS. LINGG: I'll get that taken  
7 care of tomorrow.

8 CHAIRMAN SALADINO: You're not  
9 suggesting that we wait --

10 MR. TASKER: No. No. Do it  
11 conditional on receiving that from the  
12 Building Department.

13 MR. LOVELESS: Thank you.

14 MS. GORDON: I have a question.

15 It does say somewhere that this is  
16 in the Historic District and I should  
17 have looked to see whether that's the  
18 case.

19 MR. LOVELESS: There is a little  
20 bit of confusion. I think we're right  
21 on the edge of it, but they would like  
22 to stay as historically accurate as  
23 possible.

24 MS. GORDON: If you're in the  
25 Historic District, you have to provide

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2 the form that comes from the Historic  
3 District Commission and I'm --

4 CHAIRMAN SALADINO: You would have  
5 had to see them first.

6 MR. LOVELESS: I believe that's a  
7 mistake; I don't believe we're in the  
8 Historic District.

9 CHAIRMAN SALADINO: I have the map  
10 here.

11 MR. LOVELESS: That should tell  
12 us.

13 CHAIRMAN SALADINO: So we're going  
14 to find it.

15 MR. LOVELESS: It's the third in  
16 from the corner.

17 MS. LINGG: It's not in the  
18 Historic District; I've got an app.

19 MS. GORDON: It's just that you  
20 checked in the application, the very  
21 first question is, is this property in  
22 the Historic District, and you checked  
23 yes.

24 MR. LOVELESS: That was an error.

25 CHAIRMAN SALADINO: It's the third

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1  
2 property from the corner?

3 MR. LOVELESS: Yeah.

4 CHAIRMAN SALADINO: According to  
5 the map, you're not in the Historic  
6 District.

7 MS. GORDON: Okay.

8 MR. LOVELESS: But they're gonna  
9 treat it as if they were. They want to  
10 restore it to its full beauty. They  
11 want to restore it with wood windows.

12 CHAIRMAN SALADINO: Sounds  
13 expensive.

14 MR. LOVELESS: Thank you for  
15 saying that.

16 CHAIRMAN SALADINO: What's the  
17 pleasure of the Board? Are we gonna  
18 accept this application?

19 MR. CORWIN: Yes.

20 CHAIRMAN SALADINO: I'm gonna make  
21 a motion that we accept this  
22 application and we'll schedule a public  
23 hearing for July 17th, and we'll  
24 schedule a site visit for July 17th at  
25 5 o'clock. I'll make that motion.

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1 I'll make a motion to accept the  
2 application, schedule a public hearing  
3 for July 17th at 6:00 p.m. We'll  
4 schedule a site visit for the same day,  
5 July 17th at 5:00 p.m. at the property.  
6

7 MR. LOVELESS: Sounds good.

8 CHAIRMAN SALADINO: We're gonna  
9 vote first.

10 So moved.

11 MR. CORWIN: Second.

12 CHAIRMAN SALADINO: All in favor?

13 MS. GORDON: Aye.

14 MR. CORWIN: Aye.

15 MS. NEFF: Aye.

16 MR. TASKER: Aye.

17 CHAIRMAN SALADINO: And I'll vote  
18 aye.

19 MR. LOVELESS: Thank you for your  
20 time.

21 MR. TASKER: Stake out the new  
22 addition.

23 CHAIRMAN SALADINO: Usually we ask  
24 you to stake out the addition.

25 MR. LOVELESS: Certainly.

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2 MS. NEFF: Of course, post the  
3 various permit --

4 CHAIRMAN SALADINO: That's between  
5 them and the Building Department, but  
6 we would just remind you that you're  
7 gonna need a placard and perhaps just  
8 look at it and make sure everything is  
9 right on it because if the placard is  
10 wrong, we can't do the public hearing.

11 MR. LOVELESS: You will provide  
12 the placard or we have to --

13 CHAIRMAN SALADINO: The Building  
14 Department provides that.

15 MR. LOVELESS: Thank you.

16 CHAIRMAN SALADINO: Item number 6  
17 is a motion to accept the application,  
18 schedule a public hearing and arrange a  
19 site visit for the application of Laura  
20 Di Capua for the property located at  
21 416 South Street, Greenport, New York  
22 11944.

23 Suffolk County Tax Map number  
24 1001-4-5-12.

25 Is the applicant here?

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2 I'm uncomfortable accepting this  
3 application without the applicant.

4 MR. TASKER: Me too.

5 CHAIRMAN SALADINO: We're gonna  
6 make a motion that we table this  
7 application to the next meeting.

8 MR. CORWIN: Can I ask why you  
9 don't want to accept it?  
10 Notwithstanding the fact that there is  
11 no survey.

12 CHAIRMAN SALADINO: Well, I'm  
13 uncomfortable accepting the application  
14 without the applicant being here. I  
15 mean, I thought she should at least be  
16 here to explain what she wants to do.  
17 Perhaps explain why there is no survey.  
18 Perhaps we could have told her to  
19 provide a survey since we're going to  
20 put a condition on accepting this  
21 application.

22 I'll put it up for a vote.

23 I'll make a motion that we table  
24 this application until our next  
25 meeting.

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So moved.

MR. TASKER: It's not stapled.

MR. CORWIN: Can you please note  
in the motion that there is no survey?

CHAIRMAN SALADINO: Sure.

I'll remake that motion.

MS. GORDON: I would like to have  
some explanation of, it says prior  
appeal has been made with respect to  
this property in 2012. I think just  
the basic information about that.

CHAIRMAN SALADINO: Okay. Diana.

I'm uncomfortable accepting the  
application without the applicant being  
here. I mean, David has concerns about  
a survey, you have concerns about an  
additional question on the application.  
I feel that --

MR. TASKER: I think our  
collective concerns merit waiting on  
this.

CHAIRMAN SALADINO: I agree.\

I'm gonna make that motion again.

I'm going to make a motion that we

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1  
2 table this application until our next  
3 meeting. At that time, we're going to  
4 ask the applicant to provide us with a  
5 stamped and signed survey, a question  
6 perhaps to be answered --

7 MS. GORDON: History of prior  
8 appeal.

9 CHAIRMAN SALADINO: History of the  
10 prior appeal that she checked on her  
11 application and -- are there other  
12 concerns?

13 (No response.)

14 So moved.

15 MS. NEFF: Second.

16 CHAIRMAN SALADINO: All in favor?

17 MS. GORDON: Aye.

18 MR. CORWIN: Aye.

19 MS. NEFF: Aye.

20 MR. TASKER: Aye.

21 CHAIRMAN SALADINO: I'll vote aye.

22 Any opposed?

23 (No response.)

24 MR. CORWIN: That puts us in a  
25 position of having an inspection

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2 scheduled for 5 o'clock. It would be  
3 better scheduled for 5:30.

4 CHAIRMAN SALADINO: Either that or  
5 you can take us all out for a hamburger  
6 between 5:15 and 6 o'clock.

7 All right, the last item is item  
8 number 7 -- before I make this motion  
9 to adjourn, Kristina, are you gonna  
10 notify this applicant and let her know  
11 that usually they show up at these  
12 meetings?

13 MS. LINGG: She was aware of the  
14 time of this meeting and I had gone  
15 over the process; I'm not sure why she  
16 didn't show up, but I will inform her.

17 CHAIRMAN SALADINO: We're hoping  
18 there wasn't an emergency or problem.

19 MS. LINGG: Yes. I'll check in  
20 with her tomorrow.

21 CHAIRMAN SALADINO: Item number 7  
22 is a motion to adjourn.

23 So moved.

24 MR. TASKER: Second.

25 CHAIRMAN SALADINO: All in favor?

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MS. GORDON: Aye.

MR. CORWIN: Aye.

MS. NEFF: Aye.

MR. TASKER: Aye.

CHAIRMAN SALADINO: I'll vote aye.

Thanks for coming, folks.

(Time noted: 6:40 p.m.)

