

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK : STATE OF NEW YORK
 3 -----x
 4 ZONING BOARD OF APPEALS
 5 REGULAR SESSION
 6 -----x

7 Third Street Fire Station
 8 Greenport, NY
 9 August 18, 2020
 10 6:00 p.m.

- 11
 12 B E F O R E:
 13 JOHN SALADINO - CHAIRMAN
 14 DAVID CORWIN - MEMBER
 15 DINNI GORDON - MEMBER
 16 JACK REARDON- MEMBER
 17 ARTHUR TASKER - MEMBER (Absent)
 18 *****
 19 ROBERT CONNOLLY - ZONING BOARD ATTORNEY
 20 PAUL PALLAS - VILLAGE ADMINISTRATOR
 21 AMANDA AURICHIO - CLERK TO THE BOARD

22
 23
 24
 25

1 *(The meeting was called to order at 6:00 p.m.)*

2 CHAIRMAN SALADINO: Good evening, folks.

3 This is Village of Greenport Zoning Board of
4 Appeals Regular Meeting.

5 Item No. 1 is a motion to accept the
6 minutes of the July 21st, 2020 Zoning Board of
7 Appeals meeting. So moved

8 MEMBER CORWIN: Second

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER CORWIN: Aye.

11 MEMBER REARDON: Aye.

12 MEMBER GORDON: Aye.

13 CHAIRMAN SALADINO: And I'll vote aye.

14 Item No. 2 is a motion to approve the
15 minutes of the June 16th, 2020 Zoning Board of
16 Appeals meeting. So moved

17 MEMBER CORWIN: Second

18 CHAIRMAN SALADINO: All in favor?

19 MEMBER REARDON: Aye.

20 MEMBER GORDON: Aye.

21 CHAIRMAN SALADINO: I'll vote aye. Any
22 abstentions?

23 MEMBER CORWIN: Abstain

24 CHAIRMAN SALADINO: And One abstention.

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

1 Zoning Board of Appeals meeting to September
2 15th, 2020, at 6 p.m. at the Station One
3 Firehouse, Third and South Streets, Greenport,
4 New York, 11944. So moved.

5 MEMBER GORDON: Second

6 CHAIRMAN SALADINO: All in favor?

7 MEMBER REARDON: Aye.

8 MEMBER CORWIN: Aye.

9 CHAIRMAN SALADINO: And I'll vote aye.

10 Item No. 4, 624 First Street, is a motion
11 to accept the application, schedule a public
12 hearing and arrange a site visit for the
13 application of Janice Claudio Revocable Trust,
14 Contract Vendee, for the property located at 624
15 First Street, Greenport, New York, 11944. The
16 property is located in the R-2 (One and
17 Two-Family) District and is also located in the
18 Historic District. This property requires an
19 area variance and must come before the Historic
20 Preservation Commission. The Suffolk County Tax
21 Map number is 1001-2.-6-49.2. Is the applicant
22 here?

23 MS. CLAUDIO: Hi. How are you?

24 CHAIRMAN SALADINO: Ms. Claudio, is there
25 something you'd like to tell us?

1 MS. CLAUDIO: Sure. Do you stand or sit?

2 MEMBER REARDON: You can stand, it's up to
3 you.

4 MS. CLAUDIO: Okay.

5 MS. MAHONEY: Just speak loudly, please.

6 MS. CLAUDIO: Okay. So I wanted to come and
7 introduce myself and tell you that this will be
8 my primary residence. I intend to make it a
9 legacy home, to build it as beautifully as I can.
10 It will never be like an Airbnb or anything like
11 that. It is my primary residence and something I
12 intend to remain in for the rest of my life.

13 So I thought it might be helpful if I went
14 over the points of the letter that -- the
15 disapproval letter. I can do that easily, I
16 think.

17 So the first one is the front yard setback.
18 So the existing home, I think that each -- so
19 there are two site plans because we did a new
20 survey. The architect thought he saw some
21 possible discrepancy and so we re-surveyed the
22 property on July 9th. This is the most complete
23 information; it's in the addendum package, page
24 four of what was submitted subsequent to the
25 preliminary application.

1 So in looking at that, the home sits
2 currently 1123 feet from the front, from the
3 street. There's no change in that, that is
4 existing, pre-existing and will remain that way.

5 The side board requirement, the north side,
6 again, looking at page four you see that the
7 existing side yard setback is 2.42. There is the
8 15.4 feet indentation there which was for an
9 above-ground oil tank; that oil tank is gone.
10 The request here is to straighten that wall at
11 the rear of the property, the 325 already exists.
12 So that will give the straight wall and an
13 ability to build a better kitchen, is what it's
14 going to be. So it's just -- it's piggy-backing
15 on what pre-exists is the point of what I'm
16 saying.

17 The lot coverage requirement, as stated
18 here, is 33.9. But based on the new survey of
19 July 9th, we have updated that number to 35.5%
20 lot coverage. So actually what the architect saw
21 isn't true, what it was.

22 As to the setbacks on the new garage, I
23 think it's important to note that the two
24 properties that were made in the second and third
25 subdivision, this property and the Brennan

1 property to the south are shorter than any
2 property on First Street, they were cut shorter.
3 You'll see that the Pollack property to the
4 north, the backyard extends further, as does the
5 property south of the Brennan's. So basically
6 we're tucking this garage into the corner,
7 maximizing the use of the property. The
8 Brennan's garage structure, which is preexisting,
9 which is there now, its volume faces the rest of
10 the --

11 CHAIRMAN SALADINO: I'm sorry. Its what?

12 MS. CLAUDIO: The volume of the Brennan
13 structure faces to the west. So this is designed
14 so the street where you'll see the narrow part of
15 the garage and then the depth going to the north.
16 So we're asking for that variance of the three
17 feet on both sides. It's dead property in the
18 sense that it's no impact on the Brennan's
19 whatsoever. It is tucked behind their existing
20 structure.

21 I have brought the plan to the Brennan's
22 and to Karen Pollack, they have copies of the
23 plan. They are both in favor of the north -- the
24 north and the south neighbors. Both are fine
25 with the property plan as presented here.

1 And that's really it. Any questions?

2 CHAIRMAN SALADINO: I have a couple. You
3 just said the volume of the Brennan's garage
4 faces west?

5 MS. CLAUDIO: Faces west

6 CHAIRMAN SALADINO: I thought the narrow end
7 faced east and west.

8 MS. CLAUDIO: When you look at it you will
9 see the -- like it looks bigger this way, so.

10 CHAIRMAN SALADINO: So the length of the
11 garage faces south.

12 MS. CLAUDIO: The length of the garage faces
13 south.

14 CHAIRMAN SALADINO: And the side walls of
15 the garage face east and west, so --

16 MS. CLAUDIO: But this will look opposite
17 that and compliment it. It was designed to
18 compliment it.

19 CHAIRMAN SALADINO: And the other thing I
20 have -- I was prepared to ask you this. I don't
21 have the amended --

22 MS. CLAUDIO: Survey?

23 CHAIRMAN SALADINO: -- site plan. So my
24 question -- my question was on what I have.

25 MS. CLAUDIO: The amended one is dated July

1 24th.

2 CHAIRMAN SALADINO: Oh, I do have that one.

3 Great.

4 MS. CLAUDIO: The one that you have there is
5 dated I believe July 1st. So it's an addendum
6 that has first a cover letter from me and then
7 page numbers in the upper right-hand corner.

8 CHAIRMAN SALADINO: Well, the notice -- do
9 we need a revised Notice of Disapproval? The
10 Notice of Disapproval says lot coverage is 33%,
11 the site plan says 35 and a half.

12 MS. CLAUDIO: Correct.

13 CHAIRMAN SALADINO: So in my mind it's not
14 enough to stop this proceeding. We could just
15 correct that for the next month, perhaps, get it
16 corrected?

17 ADMINISTRATOR PALLAS: Even though it's a
18 disapproval for a plot change?

19 CHAIRMAN SALADINO: Well, just -- I don't
20 know how the Building Department would handle it.

21 ADMINISTRATOR PALLAS: Well, just a
22 suggestion, I don't know if Counsel agrees.
23 We could -- the public notice that reflects the
24 proper dimension so that the public notice and
25 the hearing notice would show the right dimension

1 and it would be voted based on that.

2 CHAIRMAN SALADINO: As long as when it comes
3 time, if and when we approve this or disapprove
4 it, we have -- you know, it's an extra couple of
5 hundred square feet, just so we have the correct
6 amount of the --

7 ADMINISTRATOR PALLAS: We can include that
8 in the public notice, if that would be acceptable

9 MR. CONNOLLY: Yes

10 CHAIRMAN SALADINO: Okay. And the other
11 thing I would ask is on the EAF, I have it here.
12 On the EAF I noted a couple of things; again, not
13 major, just perhaps you could take care of it for
14 the next time. Is the square footage and the
15 question, too, "does it require a permit from
16 another another agency", you say no.

17 MS. CLAUDIO: I did not hear that second
18 one.

19 CHAIRMAN SALADINO: It says "does the
20 proposed action require permit approval of
21 funding from any other agency," and if it's yes
22 list the agency.

23 MS. CLAUDIO: It would be Historical
24 Society.

25 CHAIRMAN SALADINO: Right.

1 MS. MAHONEY: It would be a what?

2 MS. CLAUDIO: The Historical Society.

3 MEMBER CORWIN: Historic Review Commission,
4 to get it correct.

5 CHAIRMAN SALADINO: Okay. And question
6 number eight, will -- there's two that they left
7 blank; is public transportation available near
8 the site? Just if you could just check the
9 boxes.

10 MS. CLAUDIO: Okay

11 CHAIRMAN SALADINO: So it would be A, B and
12 C.

13 MS. CLAUDIO: So, resubmit that?

14 CHAIRMAN SALADINO: I don't -- again, I
15 don't think this rises to the level of holding up
16 this application, just so we have it correct.

17 MS. CLAUDIO: A correct application, okay.
18 I'll redo it and resubmit it.

19 CHAIRMAN SALADINO: And I think that's all.
20 Do any of the members have any questions?

21 MEMBER CORWIN: I do.

22 CHAIRMAN SALADINO: Did you say no?

23 MEMBER CORWIN: I do.

24 CHAIRMAN SALADINO: Okay.

25 MEMBER CORWIN: The original application.

1 The applicant --

2 MEMBER GORDON: David, could you use your
3 mic?

4 MS. MAHONEY: Yeah, I can't hear you.

5 MEMBER CORWIN: Applicant owner is Janice
6 Claudio Revocable Trust. The named
7 representative, that is to say the agent, is
8 David Gilmartin. I did not see any letter from
9 Mrs. Claudio stating that Mr. Gilmartin could
10 make the application.

11 CHAIRMAN SALADINO: I thought I did.

12 MS. CLAUDIO: Okay.

13 MEMBER CORWIN: Maybe it's there, maybe I
14 missed it.

15 MS. CLAUDIO: I did not specifically draft a
16 letter that said he could draft the application,
17 so I'll write that. No problem

18 MEMBER CORWIN: Okay. The sketch you sent
19 is an addendum, it calls out for an 18 foot 6
20 inch height on your garage. Village Code says
21 15 feet, so you would have to have a variance for
22 that.

23 MS. CLAUDIO: That would have to be a
24 separate variance. Okay. Can I do that
25 separately to the house, or can I do it in time

1 for next month's --

2 MEMBER CORWIN: Well, I would like to see it
3 included by the administration when they make the
4 public notice publication that everything's
5 covered.

6 MS. CLAUDIO: In one; is that okay with you?

7 ADMINISTRATOR PALLAS: I'm fine with that.
8 I'll confirm. I know that there is a -- I'll
9 confirm that, yes. If it's there I will include
10 it in the public notice, yes.

11 MS. CLAUDIO: Thank you.

12 CHAIRMAN SALADINO: Jack? Dave, I'm sorry;
13 are you done?

14 MEMBER CORWIN: Yes.

15 CHAIRMAN SALADINO: Jack?

16 MEMBER REARDON: You have a front yard
17 setback of 11 feet 3 inches that you're getting a
18 variance for?

19 MS. CLAUDIO: It's preexisting, but yes.

20 It seemed to be necessary.

21 MEMBER REARDON: It's pre-existing?

22 MS. CLAUDIO: That's what it is today.

23 MEMBER REARDON: You haven't done any work
24 to it?

25 MS. CLAUDIO: Correct, nor will I.

1 MEMBER REARDON: But you're required to get
2 a variance for it?

3 CHAIRMAN SALADINO: Shouldn't be. There's a
4 new -- there's new construction. There's a front
5 porch, so there's added non-conformity to the
6 preexisting.

7 MEMBER REARDON: I just asked her if she did
8 any work to it and she said no.

9 CHAIRMAN SALADINO: Well, she didn't do
10 anything yet.

11 MS. CLAUDIO: Well, they're looking -- okay,
12 what I'm saying, though, too, is that the
13 11.3-inch distance which is on this bay window.

14 MEMBER REARDON: Right.

15 MS. CLAUDIO: That's going to stay exactly
16 as it is. What I was talking about is the back
17 porch. But the turndown measure is written for
18 11.3 which to me meant the bay window.

19 MEMBER REARDON: Right.

20 MS. CLAUDIO: But I see your point.

21 MEMBER REARDON: Okay. All right, that was
22 it. Thank you.

23 CHAIRMAN SALADINO: Dinni?

24 MEMBER GORDON: I don't understand why it
25 does need a variance. If it's a preexisting,

1 non-conforming issue, why does it need a
2 variance?

3 CHAIRMAN SALADINO: Because it's new
4 construction.

5 MEMBER GORDON: Even though she's not going
6 to do the construction there.

7 MEMBER CORWIN: She is going to do
8 construction on the porch on the southwest corner
9 of the house, that's what it's about. Proposed
10 addition right in front of the porch.

11 MEMBER GORDON: Okay. Okay.

12 MEMBER REARDON: Right, it really shouldn't
13 be 11.3, it should be whatever the proposed
14 setback is.

15 MEMBER GORDON: Yes.

16 MEMBER CORWIN: That's correct, yes.

17 MS. CLAUDIO: I didn't understand it either,
18 truthfully.

19 MEMBER REARDON: I got you.

20 MEMBER GORDON: Okay.

21 CHAIRMAN SALADINO: All done?

22 MS. CLAUDIO: Can I ask one question? Can I
23 go to the Historic Preservation Review, can I go
24 now to them or is that something that I wait to
25 do?

1 CHAIRMAN SALADINO: The Historic
2 Preservation -- the HPC, to me at least, perhaps
3 not to David, to me at least is a mystery. I
4 don't know what -- when you go or when you don't
5 go in relation to this proceeding. Paul is --
6 Paul's going to answer that for us.

7 ADMINISTRATOR PALLAS: The standard is that
8 you go to the ZBA first, they would have to
9 finish their process before it goes to HPC;
10 that's the standard process.

11 MS. CLAUDIO: Would you say that -- here's
12 what I was thinking, that I would clearly like to
13 get this in before the Winter sets in. So I
14 don't -- the Winter is harsh. Is it possible to
15 go to Historic before or is that inappropriate?

16 ADMINISTRATOR PALLAS: It's inappropriate,
17 not that we have -- we're now at the beginning.

18 MS. CLAUDIO: Okay. Good enough.

19 ADMINISTRATOR PALLAS: They couldn't -- in
20 any case, they couldn't vote on it until the ZBA
21 votes.

22 MS. CLAUDIO: Right. But they -- I could
23 make a presentation --

24 ADMINISTRATOR PALLAS: So you would still
25 have to go back after the vote anyway, so I don't

1 know if it changes too much.

2 MS. CLAUDIO: Okay.

3 CHAIRMAN SALADINO: Everybody done? Are we
4 all done? All right, I'm going to make a motion
5 that we accept this application. I make a motion
6 we accept this application; so moved

7 MEMBER CORWIN: Second.

8 CHAIRMAN SALADINO: All in favor?

9 MEMBER CORWIN: Aye.

10 MEMBER REARDON: Aye.

11 MEMBER GORDON: Aye.

12 CHAIRMAN SALADINO: All right, we're going
13 to schedule a public hearing for September 15th
14 at six o'clock; we set them all at six o'clock.
15 And we're going to make a site visit, right? We
16 need to look at the property.

17 MS. CLAUDIO: Uh-huh.

18 CHAIRMAN SALADINO: And, so we're going to
19 look -- we're going to ask for a site visit,
20 probably five --

21 MEMBER GORDON: Thirty?

22 CHAIRMAN SALADINO: -- 15; well, we'd like
23 to get coffee at least. 5:15 at the site.

24 MS. CLAUDIO: And you would like me there,
25 of course.

1 CHAIRMAN SALADINO: It's your choice.

2 MS. CLAUDIO: 5:15 on the 15th, okay.

3 CHAIRMAN SALADINO: What we would like is
4 all the proposed additions, to have your
5 contractor or your architect stake them out.

6 MS. CLAUDIO: Okay.

7 CHAIRMAN SALADINO: So we kind of know what
8 we're looking at when we get there..

9 MS. CLAUDIO: Okay. 5:15 on the 15th, okay.

10 CHAIRMAN SALADINO: Okay? See you then

11 MS. CLAUDIO: Thank you.

12 CHAIRMAN SALADINO: Item No. 5 is 326 Front
13 Street, a continuation of the public hearing
14 regarding area variances requested by ANVK
15 Holdings Trust (Greenporter Hotel) for the
16 property located at 326 Front Street, Greenport,
17 NY, 11944. This property is located in the C-R,
18 Commercial Retail District. This property is not
19 located in the Historic District. And the
20 Suffolk County Tax Map # is 1001-4.-8-29-30-31.

21 Is there anyone that would like to speak at
22 this public hearing?

23 MEMBER REARDON: Name and address for the
24 stenographer, please.

25 MR. CUDDY: I'm Charles Cuddy, C-U-D-D-Y.

1 My office address is 445 Griffing Avenue,
2 Riverhead, New York. I'm the attorney for the
3 Greenporter Hotel. We've been here before, as
4 you know, and hope tonight we can agree maybe on
5 the facts and hopefully in the law.

6 CHAIRMAN SALADINO: Could you speak up?

7 MS. MAHONEY: Maybe you could step up a
8 chair, please?

9 MR. CUDDY: I'll stand up and maybe I can
10 speak a little bit louder. Can you hear me now?

11 MS. MAHONEY: Yes.

12 CHAIRMAN SALADINO: I can.

13 MR. CUDDY: As you know, the site has three
14 lots and it always had one owner with two lots.
15 And the affidavits and the letters we presented
16 here have made it quite plain that the whole
17 property was used. It was ably used for parking,
18 it was sometimes used for picnics, but it was
19 always used. You have affidavits from Mr.
20 Kapell, you have a letter from Dr. Kaplan, you
21 have Mr. Figurelli across the street who has
22 lived there his whole life saying that's how the
23 site was used. It was used as one unit.

24 The deed says into the Greenporter Land
25 Company three lots into one unit. Your Code

1 makes it very clear about parking. Parking has
2 been currently a concern. If you go to 150-12C,
3 it simply says that there's a parking exemption
4 for any improved parcel prior to 1991. This
5 parcel was there, as you know, prior to 1991, but
6 it's much more significant, that if you go to
7 150-16-A1 that it says a single lot, the purpose
8 of that regulation is entirely exempt, there must
9 be parking on the street. And the lot approves a
10 single lot. I don't think there can be any
11 question that this is exempt from the parking
12 there.

13 I also would point out that there's a
14 variance for the height and I'm not sure why.
15 Because the code says two stories and 35 feet and
16 this is within 35 feet. There's a concern that
17 the third floor is something that's not being
18 permitted, but that's hard to believe because the
19 Harbor Front has a hotel and they are obviously
20 two stories.

21 CHAIRMAN SALADINO: And they got a variance
22 for it.

23 MR. CUDDY: But I'm saying to you that
24 certainly I think this complies, both factually
25 and legally, and I would ask you to approve it.

1 Thank you.

2 CHAIRMAN SALADINO: Thank you. Is there
3 anyone else from the public that would like to
4 speak? Is there anyone else from the public that
5 would like to speak?

6 MS. RIVERA-PITTORINO: I'd like to share
7 some information.

8 CHAIRMAN SALADINO: Could you please, name
9 and address for the stenographer?

10 MS. RIVERA-PITTORINO: Yes. Deborah Rivera-
11 Pittorino, Greenporter Hotel. I'm going to go up
12 there because I have a bunch of papers.

13 So I just wanted to thank you all for
14 giving me the time to present our project again.
15 All of us are really grateful to be here after
16 the devastation of COVID, for some of us physical
17 and for most of us financial.

18 I'm representing a project that would add a
19 third floor onto an existing property. The hotel
20 was built in 1957, it was always a wonderful
21 establishment, first operated by the Levin Family
22 and later by myself and my staff members who,
23 present and former, are like family members. So
24 we are a family establishment.

25 We need to go through this to accommodate a

1 request for corporate meetings during the week
2 and also to maintain an accessible price points
3 for our guests, for existing guests. This is
4 very important because many of the hotels in the
5 area are now charging upwards of \$600 a night for
6 a hotel room, and if you want to verify that you
7 can go on *booking.com* and find it yourself.

8 So we do conferences and during the week
9 these conferences happen Monday through Thursday.
10 They're small conferences, but these folks come
11 in from the City, some come in from Boston. We
12 are -- for some of them we arrange for the
13 Hampton Jitney to pick them up and drop them off
14 at the hotel, then to pick them up and take them
15 to a vineyard. All of them walk downtown for
16 dinner, we don't serve dinner. We just serve
17 some breakfast and coffee breaks, and sometimes
18 we do a quick executive lunch, but we like to
19 send all of our business downtown for dinner so
20 that we can focus on the conferences.

21 So all of these people, as they head
22 downtown, they eat dinner in the restaurants,
23 they drink in the bars, they shop in the
24 boutiques, they use the services, the tourist
25 services of boats and go on fishing charters and

1 spend a lot of money in the town.

2 And I don't think that this could be a more
3 important time for us to approve a project like
4 this because many of us aren't going to be here,
5 you know, after this winter. I don't know, you
6 know, how many of you have run a business, but in
7 Greenport what happens is during the Winter you
8 build up a lot of debt, and then in the Summer
9 time you pay the debt and then for the second
10 half of the Summer you set aside some money for
11 the Winter. But this year we lost March and
12 April and May and June and things didn't get
13 going until July, but we still had every single
14 wedding canceled for all of these months plus
15 July, August, September, October and November;
16 all those weddings were canceled.

17 So this has not only impacted us, it
18 impacted all the vendors and all the people in
19 the area. So I think that this is an opportunity
20 for us to recover and to share that recovery with
21 all of them downtown.

22 So I stand before you today to answer any
23 questions that you have about a third floor in
24 hopes of resolution. And I received a lot of --
25 there was one point that I think the Planning

1 Board submitted a letter saying that my project
2 was going to disturb the neighbors, so I did
3 collect a letter of support from all of my
4 neighbors. So from the residential neighbors to
5 the other business neighbors to other restaurants
6 to, you know, long-time residents.

7 Today a very kind, fellow merchant went
8 around town with a petition and collected 22
9 signatures for me from my colleagues in
10 Greenport, and I was really appreciative of it.

11 I think that maybe -- also, the Planning
12 Board had referred to the monolithic structure.
13 So I had a rendering of the hotel done which I
14 think is a little bit less scary looking, because
15 I think when things are in black and white they
16 can appear severe.

17 CHAIRMAN SALADINO: Give me one second,
18 please. Do we have a copy of the Planning
19 Board's opinion?

20 ADMINISTRATOR PALLAS: I believe it was
21 distributed.

22 MS. RIVERA-PITTORINO: We never distributed
23 it because you read it and then we were supposed
24 to get a copy but we didn't get one.

25 So the comments from the Planning Board,

1 and I downloaded the notes and took notes from
2 the notes that were from that day, but they said
3 that their issues were that the hotel is in a
4 residential area, which it's not, we're in a
5 commercial area. Across the street is
6 commercial, on each side is commercial, across
7 the street from both angles is commercial. We
8 are a commercial retail district. That was one
9 comment.

10 The other comment was they felt that the
11 building's monolithic and it would have a
12 terrible impact on the quality of life of our
13 neighbors, and I believe that these letters
14 clearly indicate that that's not the case.

15 And last but not least, they said that it
16 could negatively impact the environment, which is
17 the most confusing because we're a
18 green-certified hotel and we do everything from
19 recycling to -- we just spent a fortune
20 converting from oil to propane and we have a well
21 that we use for the irrigation of our lawn and it
22 fills our pool. And we have plans in, you know,
23 all the indoor and outdoor spaces to reduce our
24 carbon footprint. Also, the plan for the third
25 floor also has solar panels and plantings on the

1 roof as well to -- for carbon monoxide. So we're
2 going to significantly reduce our carbon's
3 footprint. And I ask you to carefully consider
4 this.

5 All of these letters went to all of you,
6 but perhaps you didn't get them all so I'm going
7 to make a photocopy into a book and then I'll
8 drop it off at city hall.

9 CHAIRMAN SALADINO: I know this Board, we
10 got four?

11 MS. AURICHIO: Only six.

12 CHAIRMAN SALADINO: Only six.

13 MS. AURICHIO: Only six letters

14 CHAIRMAN SALADINO: And four of them were
15 today?

16 MS. AURICHIO: Yeah.

17 MS. RIVERA-PITTORINO: Okay. Well, I have
18 like 15, so I'm not sure what happened there.
19 But I can get them to you

20 CHAIRMAN SALADINO: Sure

21 MS. RIVERA-PITTORINO: Yeah, no worries.
22 And I believe one was later today. Linda Kessler
23 asked me to read her letter into the minutes; do
24 you want me to do that?

25 CHAIRMAN SALADINO: It's your time.

1 MS. RIVERA-PITTORINO: "Dear Mr. Saladino, I
2 intended on being at tonight's meeting, but
3 unfortunately my car has had some problems. I'm
4 writing in favor of allowing Deborah -- I'm in
5 favor of allowing the Greenporter Hotel and
6 Deborah Pittorino to move ahead with the third
7 level to the existing structure. Deborah and her
8 business have been shining stars in our
9 community. They support and foster mentoring to
10 many young people from the area."

11 "Our community is ever-changing and
12 creating a winter business plan which is
13 important for us to survive. Businesses are also
14 using new platforms since the arrival of
15 COVID-19. She's not an outside corporate entity
16 that would change the fabric of Greenport. Her
17 heart is with this community, having additional
18 rooms to offer a platform for business retreats
19 and other corporate options."

20 "The Greenporter allows for visitors to
21 walk to the Village, leave their cars at the
22 hotel which is the opposite of numerous others
23 who drive from the area and the Airbnbs and other
24 hotels that impact our environment and eat up
25 parking spaces."

1 "Environmentally, this is better for our
2 Village. My vote and voice is to allow this
3 project to move ahead. I have all the faith in
4 Ms. Pittorino and the Greenporter. Thank you for
5 hearing my voice. Please read this into the
6 record. Respectfully, Linda Kessler."

7 So I guess -- because I know some of the
8 letters were hand-delivered, and I don't know how
9 long it's been. Plus it's been months, like
10 from -- I believe from -- we've been gathering
11 letters from November or maybe even October up
12 until now, so maybe some of them are all over the
13 place. We'll make a book and drop it by. And I
14 don't know if you have any other questions for
15 me.

16 MEMBER GORDON: I have a question. We will,
17 of course, be discussing -- when the hearing is
18 closed, one of the things we will be discussing
19 is whether you are subject to the parking
20 regulation provisions. But sort of setting that
21 aside, I would like to know, do you have a plan
22 for when parking is crowded? Because I've been
23 looking at your parking lot on the weekends when
24 you have been -- had guests in July and August
25 and there are times when it fills up even as it

1 is now. So, what I'd like to know is whether you
2 have a plan for --

3 MS. RIVERA-PITTORINO: Sure.

4 MEMBER GORDON: -- those moments when you
5 have more cars, more vehicles than you have room
6 for.

7 MS. RIVERA-PITTORINO: Well, we had two
8 issues this Winter. One was that Hertz is not
9 able to find a new place to park cars. We
10 terminated our contract with them, but I guess
11 people are still dropping cars and they hadn't
12 changed it on the website. So we're still living
13 with about 10 to 12 Hertz cars every day until
14 they get it together, and they've promised me
15 that they'll have this resolved by the end of the
16 Summer. So that's one thing.

17 And then the other thing is is that we have
18 a few -- I have a few neighbors who some of their
19 adult children have moved in with them and the
20 parking lots are not big enough and they've asked
21 to use some of our parking and we have the
22 parking so we let them use it, but that will come
23 to an end when we need the parking ourselves. So
24 once we eliminate the Hertz parking and some of
25 the neighbors using our parking lot because

1 they're in distress, then it will be -- we'll
2 have sufficient.

3 And last but not least, we can -- I will
4 have to have a full-time valet on-hand to valet
5 park the cars

6 MEMBER GORDON: Thank you.

7 CHAIRMAN SALADINO: David?

8 MEMBER CORWIN: I have nothing

9 CHAIRMAN SALADINO: Thank you. Is there
10 anyone else that would like to speak? Ms. Berry.
11 Name and address for the stenographer. Wherever
12 you are comfortable, Glynis.

13 MS. BERRY: I'm very short. Glynis Berry
14 with Studio AB Architects. I just wanted to
15 clarify that -- to remind you that we are asking
16 for a variance in height of four feet, and
17 that's -- the building itself is under the 35.
18 The HVAC hasn't been designed yet, so in case
19 there's a chimney or something. So I just wanted
20 to remind you that you do -- even though it's a
21 different way of interpreting what a building is
22 in the Village from other locations, I just
23 wanted to make sure we're covered.

24 And the other thing is relative to the
25 mask, we have a lot of setbacks. It's not going

1 to be as bulky as it's implied. You're going to
2 feel that it's still a two-story on most of the
3 building from the street. So we did modulate
4 from the south quite a bit.

5 CHAIRMAN SALADINO: Okay. I have -- Glynis,
6 as you would, I have one question for you, and
7 I'm trying to find it here. When you calculated
8 the height -- when you calculated the height, we
9 discussed that because the two different
10 elevations from Fourth Avenue -- Fourth Avenue
11 and Front Street. So in talking to the Building
12 Department, and just for myself, I'm having a
13 hard time getting my head around it. I'm not
14 sure that averaging is the correct -- is the
15 correct -- you say you averaged the two separate
16 roads; why would that be appropriate?

17 MS. BERRY: That's what you usually do when
18 you're doing that variation.

19 MEMBER GORDON: Louder, please.

20 MS. BERRY: Oh, Hideaki said it's in the
21 code that we can't --

22 CHAIRMAN SALADINO: It's in our Code of
23 Greenport?

24 MR. ARIIZUMI: Yes.

25 CHAIRMAN SALADINO: Do you have the code?

1 Because I looked and I couldn't find it.

2 MS. BERRY: I don't have a physical copy
3 with me.

4 CHAIRMAN SALADINO: All right, we'll check
5 it.

6 MS. BERRY: Okay.

7 CHAIRMAN SALADINO: So it's as per Greenport
8 Code.

9 MS. BERRY: Yes. And we just -- in support
10 of the variance we did ask for, the site is
11 actually higher than the road and it's one of the
12 few sites that is. So, you know, that means
13 we're even less in height than other buildings
14 would be.

15 CHAIRMAN SALADINO: Okay. And the other --
16 no, don't sit.

17 (*Laughter*)

18 No, you can certainly sit. You can
19 certainly sit, but I'm going to ask you this
20 question anyway. And the loading zone -- in your
21 narrative, the loading zone --

22 MS. BERRY: We're asking that it remain in
23 the front.

24 CHAIRMAN SALADINO: Also, but it was about
25 the second loading zone we had some questions?

1 MS. BERRY: Oh, I double-checked and it
2 doesn't apply. Actually, I crossed it out,
3 actually, because it turned out -- hold on. Oh,
4 okay. The second doesn't apply because it calls
5 for one for each 25,000 square feet of flooring
6 area. The drawings indicate a total of 31,797,
7 this includes outside decks and circulation. So
8 it's not part of the enclosed building. So in
9 that case we're below the number, so we're below
10 the 25,000 if you consider the enclosed building

11 CHAIRMAN SALADINO: And we can ask the
12 Building Department?

13 ADMINISTRATOR PALLAS: I'd have to get back
14 to you on that issue, the second.

15 MS. BERRY: And also, I would remind you
16 that the actual usage for deliveries is extremely
17 low.

18 CHAIRMAN SALADINO: Okay. And I apologize,
19 Glynis. I just have --

20 MS. BERRY: That's okay.

21 CHAIRMAN SALADINO: I just have -- these
22 questions would be more appropriate for you to
23 answer. But I'm going to let my colleagues go.
24 Anybody else have any questions for Glynis? No?
25 Thank you, Glynis.

1 Does anyone else from the public have any
2 comments?

3 MR. CUDDY: I just want to make sure you
4 have this in the record since you do list this as
5 the Greenporter Hotel, and things --

6 CHAIRMAN SALADINO: We do have it. Thank
7 you. Name and address for the stenographer.

8 MS. DEMORATO: I'm Kathy Demorato and I am
9 the Executive Director of CAST. And CAST is
10 two-doors down from the Greenporter, and it's
11 really important for me to be here because the
12 Greenporter and Deborah are wonderful neighbors.
13 And it's easy to support somebody who cares so
14 deeply about the community. Not just the
15 Village, not just the people that come stay at
16 her hotel, but all the members of the community,
17 the working community.

18 Deborah has reached out to CAST on numerous
19 occasions. Before the pandemic she was providing
20 zero waste green classes for our clients. During
21 the pandemic she reached out to me personally and
22 has provided food to CAST on her own time. She
23 provided a space for us because as you all know,
24 we have very limited space here in Greenport,
25 CAST. We needed to expand our services five-fold

1 and before we could get a tent and pods, she
2 opened her doors to CAST.

3 I have watched her business. It is a
4 wonderful, safe business. She cares about the
5 environment, she has a green building. She does
6 everything she can to foster a wonderful hotel
7 environment in the community. And there are
8 other hotels in the community that have gone to a
9 third floor and I'm hoping that the community
10 will see the value that she will bring. She has
11 business clients that will come and have
12 meetings. And I see every day the people in the
13 community coming to me looking for work. She
14 would provide the opportunity for more employment
15 in the community if she has more rooms and is
16 able to serve more businesses.

17 There are so many wonderful impacts that
18 the proposed expansion will provide to the
19 community and she's somebody who's dedicated her
20 life to her business here to make Greenport
21 Village a better place the way she provides her
22 service. So I am in strong support of her
23 expansion and hope that you will give it the
24 adequate consideration that it deserves like you
25 have with the other hotels who have also

1 requested to move above two floors. Thank you.

2 CHAIRMAN SALADINO: Thank you. Is there
3 anyone else from the public that would like to
4 speak?

5 MS. COUCH: Hi. My name is Libby Couch and
6 I live in 210 Lake Avenue, Southold, New York. I
7 first met Deborah when I was a teeny little girl
8 out of high school and I was behind the bar, and
9 before I knew it I blossomed into somebody that
10 became so much more into not just the wine
11 industry but the food industry and she just
12 helped me personally develop as a young
13 individual with an education on hospitality,
14 food, wine. The area around me, even though I
15 was born and bred out here, she wanted to know
16 more, I wanted to know more.

17 So again, to go along with this young lady
18 up front, the impact she has had on not only us
19 as individuals but as a community is tenfold.
20 And her expansion is just an evolution of who and
21 what she is as a person. She started with
22 something that was preexisting that held a lot of
23 value in our historical community of the Levin
24 Family to taking it on with herself and her
25 husband and allowing it to blossom into a place

1 where people are safe, they are home, they are
2 engaged. And for this expansion to continue that
3 growth would be a huge compliment to our
4 community, especially as we see things that are
5 happening here that obviously we don't all agree
6 about.

7 I've never heard anybody complain about
8 noise coming from the Greenporter. I've never
9 heard people complain about trash around the
10 Greenporter. So those are just some of the few
11 things that are visually obvious of why and how
12 she cares about, who and what she does.

13 So I'm, again, a huge supporter of Deborah
14 and would love to see this project move forward.
15 Thank you.

16 CHAIRMAN SALADINO: Thank you. Is there
17 anyone else from the public that would like to
18 speak? Chatty?

19 MS. ALLEN: Chatty Allen. I live a block
20 away. I've never had an issue with this project
21 with the third floor. It's not going to obstruct
22 any kind of topic as far as site lines go or
23 anything. Like Libby just said, I would 100%
24 back what she just said.

25 From day one my only objection was the

1 parking. This Summer that got thrown in our
2 faces big-time, because we're trying to help the
3 business district. We have lost so much parking
4 and it's really hurt the residents and the locals
5 in this Village. That's my only concern. I
6 don't want to see more parking taken away from
7 those that live here.

8 I don't have a problem to this. I don't
9 personally know the owner. I've lived here
10 forever and a day, so I see a lot that's gone on.
11 I've seen the transformation.

12 My main concern in the beginning of this
13 was is there still going to be a restaurant in
14 there; I never fully got an answer to that. I'm
15 just more as concerned about the parking issue.
16 If she's saying that there's cars being parked
17 there now that shouldn't be, she's being a good
18 neighbor, she's helping people out. That's
19 awesome helping out like that, but it makes it
20 look like she doesn't have enough parking now.
21 And that's going to be I think the issue.

22 This is the first time -- and I've been
23 here pretty much every meeting, it's the first
24 time I've ever heard that which would have
25 explained months ago; okay, that's why on the

1 weekend it looks like you don't have enough
2 parking now and now you want to add more. So
3 that kind of set my mind a little bit on that.

4 My only issue, like I said, was what we got
5 hit with this Summer. And, I mean, I had people
6 attacking me because they weren't open to read
7 about the no parking and wanted special
8 exemptions, and I said, "Hey, live with it."

9 So if she has an issue to solve the
10 parking, go for it, because it will in the long
11 run help the Village and bring more in to
12 surrounding areas.

13 I mean, I heard from other people, this is
14 one of my (*inaudible word*) kids. You know, I
15 know her character and I know she's not going to
16 stand up and say what she did; that was heartfelt
17 about a business and what they're doing for this
18 community. So to me, like I said, the only issue
19 I ever had was the parking.

20 MS. RIVERA-PITTORINO: Can I answer Ms.
21 Allen?

22 CHAIRMAN SALADINO: Of course.

23 MS. RIVERA-PITTORINO: Deborah Rivera,
24 Greenporter Hotel. So Chatty, I don't know you
25 personally, but I obviously -- I mean, I know

1 that -- you know, I hear that you attend multiple
2 school board meetings and care about the
3 community, and I really appreciate that.

4 Yes, I did bring up, actually, the parking.
5 The Hertz Rental Car thing was brought up during
6 the Planning Board and I thought I had brought it
7 up here but I don't remember; I think I remember
8 mentioning it here that I was not renewing the
9 contract. And we did not, we did not renew their
10 contract, we had some problems. Hertz went into
11 Chapter 11 and they lost other places where there
12 were drop-offs, they forgot to take our list off
13 of the drop-off areas and we ended up with these
14 cars. So they promised to have it resolved. I
15 have it in writing and I'll take legal recourse
16 if I have to, but I really don't think that I
17 will.

18 In terms of parking, you know, I keep
19 hearing, you know, I hear a lot about parking but
20 then, you know, I will -- we have people who try
21 to park in our lot all the time and I send them
22 to the public lot, the municipal lot by the
23 Hampton Jitney explaining that there's a 72-hour
24 time limit on it. And I don't know if they use
25 it. I think Dave Propel posted a photo of that

1 municipal parking lot, on Sunday morning it's
2 totally empty. And I believe the parking -- I
3 believe there's like 700 parking spaces in
4 Greenport. Do you guys know what the number is?
5 I believe there are 700 parking spaces in
6 Greenport.

7 And I'm really concerned about parking, but
8 I have enough parking for my guests. But I
9 really think that Greenport should do something
10 about adding more parking if they need more
11 parking. But I can't be -- I'm not a
12 municipality. I have to provide parking for my
13 guests. Never -- if you look at the letters that
14 all of our neighbors sent, all of them did
15 mention that our guests never take their parking
16 spots, not even my employees need their parking
17 spots. So we've never had a problem taking
18 parking from the neighborhood. And if anyone can
19 say that, so I'm -- I want to see that evidence
20 because, I mean, I'll go to the cameras. We
21 definitely don't take anyone's parking and we
22 won't. And I would like to work with the Village
23 on finding a solution for parking.

24 CHAIRMAN SALADINO: Just one question about
25 the restaurant.

1 MS. RIVERA-PITTORINO: The restaurant, thank
2 you. Someone asked about the restaurant. Yeah,
3 I closed the restaurant, I guess it's been like
4 six years now when my husband got sick, and I
5 will never open the restaurant again. I use that
6 restaurant for breakfast for guests from the
7 hotel. Sometimes I use it for events, mostly
8 fund-raisers for the community. I prefer to
9 focus on the corporate business because it is so
10 much less work and, you know, it allows me to
11 have a better margin, I feed my staff better.
12 And there would just be no reason for me to go
13 back to the restaurant business.

14 I've had many restaurants ask me to rent
15 the space, I will never do that. I have no
16 interest in that. This is not something that I
17 want. And I have many people in the community
18 asking me to reopen the restaurant and I don't
19 want to. I open it once a year for Shellabration
20 and we donate the money to SPAT, and then I've
21 done some events for CAST and for a couple of
22 other organizations. But, yeah, that's zero
23 interest to me.

24 CHAIRMAN SALADINO: If I could ask, just so
25 it's clear in my mind. The discussion about the

1 car rental was here, it only revolved around two
2 spaces. This is the first I'm hearing that 12
3 cars get dropped off at your property. But since
4 you say you're going to address that, I'm kind of
5 satisfied and I take you for your word.

6 The other thing that I heard was about
7 neighbors' kids parking in the parking lot. And
8 would that -- would those people have contributed
9 to the full appearing parking lot that I think
10 Chatty or Diana mentioned?

11 MS. RIVERA-PITTORINO: This Summer, yes.
12 You know, we have -- I mean, you know, a lot of
13 people are in crisis right now. I have several
14 adult friends, I have several middle-aged, more
15 than middle-aged friends with their 30 and
16 40-year old kids moving back home with them in
17 the same house with their kids, and they don't
18 have enough space in the house and there's not
19 enough spaces in the parking lot and they're
20 parking in their driveway. And, you know, I
21 obviously can't do that forever. Hopefully their
22 situation is temporary. But, you know, I'm just
23 -- and I often -- you know, there are people that
24 I let park in the parking lot when they need to.

25 CHAIRMAN SALADINO: Well, you realize that a

1 variance runs with the land. So we're all kind
2 of hoping that this pandemic is going to be over
3 next Thursday --

4 (**Laughter**)

5 -- and things will be back to normal. So,
6 you know, to give a variance on the assumption
7 that -- on the premise that adult children move
8 back and there's no room on Fourth Avenue for
9 them to park, we have to think, you know, maybe a
10 couple of months past that or next year since
11 we're kind of hoping you're going to stay in
12 business. And, you know, the variance is
13 forever, so we have to take that into
14 consideration.

15 As far as the restaurant, could you better
16 define events?

17 MS. RIVERA-PITTORINO: Sure

18 CHAIRMAN SALADINO: Again, I'm confused. My
19 colleagues are a lot smarter than I am, they're
20 probably not, but I am.

21 (**Laughter**)

22 An event, if you have -- if you have four
23 guests, two guest-rooms, and they want to hold an
24 event; so perhaps could you explain that?

25 MS. RIVERA-PITTORINO: So you could only --

1 we only open the restaurant -- there are two ways
2 to open the restaurant. I will do an off-season
3 community fund-raiser when we're, you know, at a
4 day where there's almost -- because you can't
5 have an event that only some of the guests are
6 invited to because you don't want to disturb the
7 guests. So I would do something like that in the
8 Winter like Shellabration. Shellabration is like
9 a big day event, people don't stay in town.
10 Then -- and then sometimes there's a bride who
11 wants to have a bridal brunch. She rents all 30
12 rooms and she has a bridal brunch and they sit
13 around the pool and we serve them, you know,
14 little mini-egg frittatas and French toast and
15 some mimosas.

16 CHAIRMAN SALADINO: Sounds good

17 (**Laughter**)

18 MS. RIVERA-PITTORINO: I'm trying to think
19 of other -- let's see, mostly bridal bunches,
20 sometimes a rehearsal dinner. Again, you have to
21 have the entire hotel rented, they can't -- it
22 can't -- they have to take the whole hotel.

23 CHAIRMAN SALADINO: That clears that up. I
24 don't think anybody, at least on this board, has
25 a problem with a fund-raiser. Especially, you

1 know, since at some point you would have to deal
2 with the Village, you know.

3 MS. RIVERA-PITTORINO: Yeah. And that --

4 CHAIRMAN SALADINO: No, just -- I just
5 wanted to get it clear in my mind

6 MS. RIVERA-PITTORINO: No, I understand.
7 But our space is very open, like you guys would
8 know if I was doing something.

9 CHAIRMAN SALADINO: Yeah, but we're not the
10 police; we don't look for that stuff.

11 MS. RIVERA-PITTORINO: Well, a smaller
12 meeting.

13 CHAIRMAN SALADINO: Thank you. Anybody have
14 any questions for Deborah before we move on?
15 Thank you.

16 Anybody else from the public who would like
17 to talk? No? Last chance. What's the pleasure
18 of the Board?

19 MEMBER GORDON: I move that we close the
20 hearing.

21 CHAIRMAN SALADINO: We think that's a good
22 idea; close the hearing?

23 MEMBER REARDON: I'll second

24 CHAIRMAN SALADINO: All in favor of closing
25 this public hearing?

1 MEMBER CORWIN: Aye.

2 MEMBER REARDON: Aye.

3 MEMBER GORDON: Aye.

4 CHAIRMAN SALADINO: So moved.

5 We're going to take up -- well, I'll read
6 it. Item No. 6 is a discussion and possible
7 motion on the area variances applied for by ANVK
8 Holdings Trust for the property located at 326
9 Front Street, Greenport, NY, 11944. And again,
10 the Suffolk County Tax Map # is
11 1001-4.-8-29-30-31.

12 Before we enter into our discussion, I know
13 you've been waiting a long time for this. Your
14 attorney will tell you, we know, I'm sure you
15 know, we have 62 days to make a decision; we're
16 not going to take 62 days to make a decision
17 here.

18 We have one member that, because of
19 circumstances beyond his control, couldn't be
20 here tonight. In discussion with a couple of the
21 members and that member who would like to
22 participate, my opinion is -- and I'm going to
23 talk to the members about it. My opinion is to
24 have all five members vote on this. We can have
25 a discussion this evening, but I'm going to ask

1 the members if we can hold this vote open, not
2 vote this evening and hold the vote open until
3 next month, this way it's not four members.

4 It's an important application and we want
5 to give it full consideration. We don't want --
6 we don't want anything to happen because of
7 perhaps -- and I don't know, I don't know how
8 anybody is going to vote here. It's rare that I
9 don't know that, but in this application I don't
10 know how anybody is going to vote. But, you
11 know, it's possible to have a 2-2 vote and then
12 it would fail. So I think it would be better to
13 have all five members present, be able to cast a
14 vote, there can be no tie with five members.

15 So just -- I just wanted to bring that out
16 to the public. I know you waited a long time.
17 We were prepared to close this in December or
18 January and circumstances, it's open until today.
19 So I'm going to put that question to the members,
20 if we think that might be appropriate or not.
21 It's up to the Board; if they vote that we vote
22 tonight then we'll vote tonight.

23 ADMINISTRATOR PALLAS: If the applicant
24 agrees to that proposal.

25 CHAIRMAN SALADINO: Oh, that made it easy.

1 MEMBER GORDON: Well, I just wanted to
2 ask --

3 CHAIRMAN SALADINO: Well, I'm going to ask
4 the members first, okay? We're going to put
5 Debbie down for a yes.

6 (*Laughter*)

7 CHAIRMAN SALADINO: I'm going to ask the
8 members.

9 MEMBER GORDON: I would like to --

10 CHAIRMAN SALADINO: I'm sorry, Dinni?

11 MEMBER GORDON: I just -- I would say yes.
12 I think it's important to have everybody in the
13 Board -- on the Board voting. But I wanted to
14 add the fact that our member who is absent will
15 read the minutes and listen to the discussion
16 that we have here so that he hasn't been out of
17 touch in the time when he wasn't present.

18 CHAIRMAN SALADINO: I spoke to Mr. Tasker
19 this afternoon and he assured me that if Jay can
20 promise that we're going to get through this
21 broadcast, and if we don't he has the minutes;
22 Arthur's an attorney, he's well-versed in
23 following along and reading minutes. So -- and
24 he is anxious to participate, it's just, it was
25 impossible for him to be here this evening. So I

1 would ask -- Jack, are we kind of okay with that?

2 MEMBER REARDON: I'm willing to do it if
3 Deborah is willing to do it.

4 CHAIRMAN SALADINO: And David?

5 MEMBER CORWIN: Yes.

6 CHAIRMAN SALADINO: Okay. So we can talk a
7 little bit about this now or we can give
8 everybody a break and go home early, or we can
9 discuss some of this now. Is there some stuff we
10 would like to talk about now?

11 MEMBER CORWIN: I think we should try to get
12 an idea and that'll give us time to mull it over,
13 what we said, whether we're on base or not.

14 CHAIRMAN SALADINO: Are you going to start?

15 MEMBER CORWIN: Well, I'm trying to.

16 CHAIRMAN SALADINO: Okay.

17 MEMBER CORWIN: The first one here, Notice
18 of Disapproval, Village of Greenport. The first
19 one was about the feet and we were really going
20 back and forth, what does it really mean. Two
21 stories or 35 feet. And I'll tell you what I
22 think how this came about was the 35 feet was put
23 into the Code to accommodate the movie theatre,
24 because the movie theatre had no stories and then
25 the two stories was put into the code to

1 accommodate the bulk of the houses. They were in
2 the Village at that time and they're still in the
3 village and that is to say a first floor, a
4 second floor, an attic, which gives you about
5 30 feet. So what we have to decide is does this
6 get in to go to 35 feet, where it doesn't really
7 define what 35 feet is in terms of how many
8 floors or anything like that.

9 We did see two other establishments use
10 35 feet. So I'm not saying that it's a big
11 stumbling block to say, Oh, you could have 35
12 feet. And the thing that goes along with that is
13 the 37 feet that you get when you look at the
14 solar panels and the possible apparatus, maybe
15 it's going to be 37 feet. We've been pretty
16 lenient with that stuff in the past, so I don't
17 see that as a great big stumbling block.

18 And then we have number two is proposed
19 number of stories exceeds what is permitted,
20 which is, again, basically the same.

21 Then what the Village, when they went over
22 this said the plan shows a proposed third story,
23 this would require a variance to have a
24 three-story building. Certainly we could spend a
25 lot of time going back and forth over exactly

1 what that means. Thirty-five feet, does it mean
2 three stories? I don't know. But that's
3 something we think -- I know I've come to the
4 point of, all right, 35 feet no matter how many
5 stories. And it's really important that it's
6 spelled out very well and that's what the ZBA is
7 for, to try to figure these things out; not
8 always an easy job, I'll tell you that.

9 Then we go to bulk and parking regulations,
10 which to me is a big problem and I think to
11 everybody is a big problem. And the architect
12 said, Well, look, let us have nine-foot spaces
13 instead of 10-foot spaces. So just this
14 afternoon I went out and measured some stuff.
15 How does that work, a nine-foot space? I have a
16 giant truck, it is called a mid-sized truck.
17 Frankly I'm embarrassed about how big it is, so
18 be it. With the mirrors it's six foot five
19 inches. I measured a big standard-size pick-up
20 truck with the mirrors, it's seven -- seven feet;
21 I said six feet five inches, I should have said
22 six-and-a-half feet. Then the full-sized pickup
23 runs about seven feet with the mirrors, and as
24 best I can determine. I only looked at a couple
25 of cars that I saw walking up here, the average

1 width is six-and-a-half feet, the average width.
2 So I said, Well, how does this work? Let me
3 measure what the Village paints their parking
4 places, and they paint them nine feet. I will
5 tell you from going to the IGA with my giant
6 truck, so-called mid-sized, that you can get into
7 those nine-foot spaces but you've got to be very
8 careful that you don't dent the car next door.
9 They seem to kind of work, I don't think they're
10 great. One member said to me, Well, you know, if
11 we go to nine feet then everybody's going to come
12 in and say nine feet. Why? And that surely will
13 happen; we certainly saw what happened here when
14 Ms. Rivera kept saying *I just want what everybody*
15 *else got.*

16 (*Laughter)

17 So there's two arguments there; should it
18 be ten foot, should it be nine feet? And I don't
19 have an answer to that one at this point in time.
20 So I think that's something for everybody to
21 think about on the Board as we're waiting for
22 the a five-member board.

23 MS. RIVERA-PITTORINO: Can I ask something?
24 Can I just mention something? With our first
25 building permit we did get approval for nine-foot

1 parking spaces.

2 CHAIRMAN SALADINO: What?

3 MS. RIVERA-PITTORINO: With our first
4 building permit when we first built the hotel,
5 what was permitted is nine feet.

6 CHAIRMAN SALADINO: No.

7 MS. RIVERA-PITTORINO: Oh?

8 CHAIRMAN SALADINO: That's not true. What
9 was allowed and -- what happened was the Planning
10 Board, not the Zoning Board, granted you a
11 nine-foot space. The Planning Board doesn't
12 grant variances. Nobody made an issue of it,
13 nobody took issue with it, but unless I'm
14 mistaken, that's outside their authority. So
15 because nobody really cared and nobody made a
16 complaint and nobody brought the issue up, the
17 nine-foot space is what went forward with you.

18 To respond to Dave; David, you don't -- can
19 I respond?

20 MEMBER CORWIN: Yes.

21 CHAIRMAN SALADINO: To respond to some of
22 David's concerns about nine-foot space, a
23 nine-foot space is what the Planning Board said
24 that you were allowed and that was used in the
25 computation of the amount of parking that you

1 had. What's being asked for I believe is
2 eight-feet; am I mistaken? So you're not asking
3 for nine-feet. The Village Code says ten-feet.
4 You have nine feet kind of by -- and don't take
5 this the wrong way, by kind of like by a hook or
6 crook mistake, a mistake in communication between
7 the Planning Board and the Zoning Board.
8 Eight-feet is what's being asked for which is two
9 feet less than what's described by Village Code.
10 So that's just to explain that.

11 MS. BERRY: *(Raising her hand)*

12 CHAIRMAN SALADINO: Just let me -- one
13 second, because --

14 MS. BERRY: Okay.

15 CHAIRMAN SALADINO: I forget in a hurry.
16 And the other thing I would like to respond to
17 David is the 35 feet. There was two prior
18 interpretations by the Zoning Board, one by this
19 Zoning Board and one by a Zoning Board in 2003,
20 2000 -- when the Harbor Front Hotel was built.
21 They asked for an interpretation about the third
22 floor and it was decided that you needed a
23 variance for a third floor.

24 When The Manhattan was being built, or
25 before it was built, before the permit was

1 issued, they asked for an interpretation and the
2 result was the same. So 35-feet, or the third
3 story by prior interpretations was decided that
4 you needed a variance for the third story. So
5 that's the reasoning behind that.

6 As far as the height, we're going to ask
7 the Building Department to -- I don't have the --
8 I'm sorry, I don't have the code in front of me.
9 I have the big book, but I'm not going to take up
10 a lot of people's time looking for it. We're
11 going to ask the Building Department about the
12 average of the two roads, which, you know, Fourth
13 Avenue is higher than Front Street. I kind of
14 looked, I couldn't find it, but maybe somebody
15 was yelling at me at the time and I missed it.
16 So I'm going to leave it to them. We decided and
17 you agreed that we're not going to vote tonight,
18 so we'll have that information next month for our
19 meeting. I'm sorry I took up my colleagues time.

20 ADMINISTRATOR PALLAS: Mr. Chairman, could I
21 just clarify what question is it?

22 CHAIRMAN SALADINO: There was a question
23 that I raised about the height of the building,
24 the actual height of the building

25 ADMINISTRATOR PALLAS: And as it's defined

1 in the Code?

2 CHAIRMAN SALADINO: As it's defined in the
3 Code, the average --

4 ADMINISTRATOR PALLAS: Relative to ground
5 level.

6 CHAIRMAN SALADINO: Fourth Avenue and Front
7 Street.

8 ADMINISTRATOR PALLAS: Got it.

9 CHAIRMAN SALADINO: Where we're going to put
10 this.

11 ADMINISTRATOR PALLAS: Understood

12 CHAIRMAN SALADINO: It said he center line
13 of -- I thought it said the center line of -- I'm
14 going to let you.

15 ADMINISTRATOR PALLAS: I understand that
16 much.

17 CHAIRMAN SALADINO: Okay. Jack, do you have
18 something?

19 MEMBER CORWIN: I have a couple of more
20 things I want to say about this issue

21 CHAIRMAN SALADINO: Okay. Do you want to
22 let them talk a little bit first?

23 MEMBER CORWIN: Jack can speak.

24 CHAIRMAN SALADINO: Jack, do you have
25 anything?

1 MEMBER REARDON: No, I don't

2 CHAIRMAN SALADINO: Dinni?

3 MEMBER GORDON: Well, I disagree with the
4 Village's interpretation of this height
5 requirement -- I mean, the number of stories and
6 height requirement. The code, the plain meaning
7 of the words, it's two stories or 35 feet. And
8 my sense of this is that the issue of the third
9 story is really not relevant if we are prepared
10 to provide the variance of whatever it is now,
11 two feet or four feet. It just doesn't seem to
12 me -- a variance of two feet or four feet is a
13 very small variance for a very substantial
14 project, unlike deciding that we're going to put
15 an additional story on the building.

16 I also think, setting aside what happened
17 at the other hotels and looking instead at sort
18 of the social purpose of this. If the building
19 is going to look significantly higher -- oh, boy,
20 do I hate the mask. Sorry.

21 (*Laughter*)

22 If the building's going to look much higher
23 and hang over to neighboring streets in ways that
24 are different from the way it looks now, then I
25 would understand this concern about the third

1 story. But looking carefully at the plans, I
2 don't see that it's going to do that.

3 So when I'm looking at this decision, I'm
4 really looking at what I think would be an
5 appropriate variance, which I realize is not what
6 we're being asked, of two or four feet. So
7 that's my position on number two.

8 Let's see what else. Well, I think also
9 that we shouldn't be talking about parking

10 CHAIRMAN SALADINO: I'm sorry?

11 MEMBER GORDON: I think we shouldn't be
12 talking -- Well, we should be talking about the
13 sizing of the parking spots, but I'm thinking now
14 about item three, the proposed additions would
15 require additional parking spaces. It seems to
16 me we have lots of evidence that this building --
17 that this set of lots was owned by one person,
18 was in existence as a -- as a single unit since
19 1991. We have very -- I mean, we have Dave
20 Propel's affidavit which is to me very
21 persuasive.

22 So I think we should -- certainly we should
23 be talking about the parking, size of parking
24 spots, but I think we should not be considering
25 the proposed addition requiring additional

1 parking spaces, because I think it's covered by
2 the exemption for parking in commercial areas.

3 I'm sorry, I actually am having trouble
4 talking through my mask.

5 CHAIRMAN SALADINO: Usually I have trouble
6 talking after happy hour. Just to clear up --
7 I'm not going to debate the parking thing. But
8 the interpretation was made by the Zoning Board
9 about the third story, it wasn't made by the
10 Village. The Zoning Board made that
11 interpretation

12 MEMBER GORDON: Well, I don't agree with it.

13 CHAIRMAN SALADINO: (*Laughter*)

14 MEMBER GORDON: I'm allowed to not agree
15 with it.

16 CHAIRMAN SALADINO: Okay. But
17 interpretations do have to waive a precedent and
18 we're -- unless we're looking for another
19 interpretation that somebody requests, we're kind
20 of stuck with that one.

21 MEMBER GORDON: That will factor into our
22 vote, obviously.

23 CHAIRMAN SALADINO: Also, I would like to --
24 I would like to -- before we go forward, just on
25 the question of interpretations and requests for

1 variances. This was from -- this is from NYCOM,
2 New York Conference of Mayors, at one of our
3 training sessions. I copied this and I'm just
4 going to read it just so -- just so we kind of
5 know what happened here from the very first day.
6 And it's two paragraphs, I'm going to take up the
7 time to read it. It says, "By State Law the
8 ZBS -- the ZBA must serve to provide you for
9 relief from the strict application of regulations
10 that may effect the economic viability of a
11 particular parcel or that may obstruct reasonable
12 dimension, expansion. The State statutes, if two
13 varieties of Appellate jurisdiction to the ZBA,
14 an appeal seeking an interpretation of provisions
15 of the zoning regulations is an appeal claiming
16 that the decision of the administrative official
17 charged with zoning enforcement is incorrect.
18 It is a claim that the zoning enforcement officer
19 misapplied the zoning map or zoning regulations
20 or wrongly issued or denied a permit. By
21 contrast, in an appeal for a variance, there is
22 no dispute over the enforcement officer's
23 application of zoning provisions. Instead, the
24 applicant feels there should be an exception made
25 in his or her case."

1 In the beginning we asked numerous times,
2 are you -- and it goes directly to the parking
3 issue, whether there was a building, whether
4 there wasn't a building, whether 150-12 or 150-16
5 applies. We asked ten times, five times, do you
6 want an interpretation, the answer was no. To
7 me, by responding no, the applicant is not
8 contesting the code enforcement officer decision
9 or application of the code, they're asking for
10 relief.

11 MS. RIVERA-PITTORINO: Can I answer that?

12 CHAIRMAN SALADINO: One second. So that's
13 -- and it's not saying it's a deal breaker. All
14 I'm saying is that's what happened on day one of
15 this application. So we're kind of obligated to
16 go by the law and the Notice of Disapproval. So,
17 I'm sorry, go ahead

18 MS. RIVERA-PITTORINO: So when I was asked
19 if I wanted an interpretation, I discussed it --
20 I actually made the decision. Our architect said
21 why don't you get an interpretation, and I said
22 what happens if we get an interpretation and they
23 said, well, they decide if "or" really means
24 "or". Does "or" mean "or" or does "or" mean
25 "and"? And in both the cases you guys decided

1 "or" meant "and" and "or" meant "and", therefore
2 a variance would be needed. So I wanted to save
3 the time and agony of both saying I want an
4 interpretation knowing what the interpretation
5 had been twice before and just take the path of
6 what I thought was the least resistance.

7 CHAIRMAN SALADINO: And we understood that.
8 We kind of understood that. But it's clear in my
9 mind, and that's only one portion of the Notice
10 of Disapproval. And in some of our minds that
11 wasn't the important part of the Notice of
12 Disapproval. The important -- in my mind,
13 anyway, I can't speak for my colleagues. The
14 important part was 150-16 or 150-12. And perhaps
15 if we took that extra time then, this Board would
16 have decided that it either did apply or it
17 didn't apply, but it would be clear, there would
18 be no discussion about it now.

19 MR. CUDDY: We came here -- excuse me, sir.
20 We came here three times and stated that was our
21 decision, that those did apply.

22 CHAIRMAN SALADINO: I'm sorry, but you
23 weren't here in the beginning when the question
24 was posed to the applicant

25 MR. CUDDY: I'm not talking about the prior.

1 I'm talking about (*inaudible*). Three times I
2 said the same thing --

3 MS. MAHONEY: Can you speak up, please?

4 MR. CUDDY: No one has said to me that we
5 weren't listening. If you had said that we would
6 have amended it on the spot, which I do. Because
7 that's what you're telling us, that we didn't
8 make an interpretation request. I came here and
9 said to you these apply, no one said to me they
10 don't apply. In fact, we discussed it in the
11 past --

12 CHAIRMAN SALADINO: Because --

13 MR. CUDDY: So I don't understand how you
14 can now say we didn't really make the request; we
15 were here saying to you --

16 CHAIRMAN SALADINO: Well, we could check the
17 minutes. You weren't the attorney on record at
18 the time.

19 MR. CUDDY: No, I wasn't. But I came
20 here --

21 CHAIRMAN SALADINO: So when we accepted the
22 application --

23 MR. CUDDY: Yes.

24 CHAIRMAN SALADINO: We accepted the
25 application, we made it clear to the applicant

1 that she had this option.

2 MR. CUDDY: You're saying that what we've
3 said since that time has no bearing at all.

4 CHAIRMAN SALADINO: I just read to you the
5 statute. I'm reading to you --

6 MR. CUDDY: I heard it and I understand it.

7 CHAIRMAN SALADINO: Okay.

8 MR. CUDDY: But I'm saying to you I think
9 impliantly we have said that to you and it's true

10 MS. ALLEN: No, it was said at a meeting,
11 sir. I was here.

12 CHAIRMAN SALADINO: Chatty, please.

13 MEMBER CORWIN: Well, I think this is just a
14 conversation between the four of us. If we
15 wanted to ask the question, fine, but I don't
16 want to get back to the public hearing

17 CHAIRMAN SALADINO: I agree

18 MEMBER CORWIN: I would be happy to accept
19 any letters and correspondence that somebody from
20 the audience sent, but --

21 CHAIRMAN SALADINO: David, I agree with you
22 a hundred percent, but we're not going to shut
23 down a question from the attorney or the
24 applicant or the architect.

25 (*Laughter*)

1 I understand the hour is getting late, but
2 we're going to give everybody, you know -- I just
3 read this letter, she should certainly have a
4 chance to respond. Debbie did, the attorney did,
5 but we're not going to open up the public hearing
6 again for this.

7 MS. BERRY: I think nobody is questioning
8 what the code says. So in that sense, we don't
9 need an interpretation because we're reading the
10 code. I think what was the question of whether
11 it applied here and I think the lawyers have
12 proved that it was all one unit, you know. So
13 you asked for that proof and I think that proof
14 was provided. So I don't think it's a matter of
15 interpreting the Code, I think it's a matter of
16 providing proof that that segment of the Code
17 does apply to this parcel and I think this whole
18 process has proof that it is eligible for that
19 extension. So I don't think it's necessarily
20 interpretation of Code. It's deciding whether
21 this lot fits the requirements of that Code item.
22 And you know --

23 CHAIRMAN SALADINO: Well, we have to address
24 the Notice of Disapproval.

25 MS. BERRY: Okay, but I've heard like for

1 the last umpteenth meetings I've been to there
2 are mistakes, or they didn't have enough --

3 CHAIRMAN SALADINO: That we made?

4 MS. BERRY: No, that they didn't have enough
5 information to make that determination. So that
6 just needs to be corrected and it's not a matter
7 of interpretation.

8 CHAIRMAN SALADINO: I'm not saying this is
9 going to effect anybody's vote or --

10 MS. RIVERA-PITTORINO: No.

11 MS. BERRY: Right, no.

12 CHAIRMAN SALADINO: -- that their opinion
13 is going to be expressed in their vote. I'm just
14 reading the law. This is what the --

15 MS. BERRY: Right. But what I'm saying is
16 it's more an aspect of does this apply to this
17 parcel, not an interpretation of the Code. At
18 least written as all lots. The and/or that's --
19 that I agree with, that's an interpretation item
20 and whatever. But the units, I don't think
21 that's really an interpretation, it's whether
22 does that apply to this parcel.

23 CHAIRMAN SALADINO: Okay. We're going to
24 note Glynis' opinion.

25 (*Laughter)

1 CHAIRMAN SALADINO: She doesn't get a vote.

2 MS. BERRY: Sorry.

3 CHAIRMAN SALADINO: Anybody object?

4 MEMBER REARDON: No.

5 CHAIRMAN SALADINO: David, I'm sorry, you
6 wanted to say something else?

7 MEMBER CORWIN: One thing I think that
8 argues for nine-foot wide parking places is that
9 the applicant has said she has valid parking. So
10 I see that nine-foot width worked out. The
11 architect says, Well, it's eight foot; I don't
12 know how well eight foot works, I haven't done
13 the study. My thinking would be take the
14 nine-foot and move on from there, if you can get
15 it.

16 And then we come to the real crux of this
17 matter, the parking. And I heard so many numbers
18 and seen so many numbers and seen so many
19 arguments that I'm confused. I certainly have
20 done enough homework to understand what the right
21 number is, I don't think anybody does.

22 Now, two members of the Board told the
23 applicant how to get this through two Boards.
24 The applicant didn't like that, the applicant
25 wanted the same thing everybody else got. I

1 could tell you a story about that --

2 (*Laughter*)

3 -- but I will save it for another time.

4 The Planning Board has an option of granting
5 payment in lieu of parking. I think it's the 20
6 spaces.

7 And one mechanism I could see for the
8 parking is these Zoning Board grants may be
9 grants, this is nothing I'm putting in type, but
10 maybe grants three out of four applications,
11 isn't quite sure about the fourth application,
12 the parking application, but certainly I'm not
13 sure. The applicant goes to the Planning Board,
14 asks for the 20 parking, assuming they get it,
15 then they would probably have to come back to the
16 Zoning Board and ask for a couple -- a variance
17 on a couple of more parking places, as I
18 understand the numbers. So that's the way I see
19 both the parking regulations, 156-C (1).

20 CHAIRMAN SALADINO: Are you done?

21 MEMBER CORWIN: Yes.

22 CHAIRMAN SALADINO: Okay. Well, one last
23 question. Does anybody have any -- does any
24 member of the -- not anybody; I'm not asking
25 everyone. Does any member of the Board have any

1 thoughts on the loading zone? Is that a big deal
2 to us? Is that a deal breaker? Is that
3 something that we're going to ask the applicant?

4 Just for the sake of the public who don't
5 have the Notice of Disapproval in front of them,
6 I'll read from mine. It's off-street loading
7 zone. The loading zone is required to be behind
8 the building, it's not permitted by code to be in
9 front of the building, and so the applicant is
10 asking for relief from that.

11 Also, I thought I had read that -- and I
12 apologize for not having it in front of me. That
13 we were also going to use the loading zone when
14 it wasn't a loading zone as parking. Did I hear
15 that right?

16 MS. RIVERA-PITTORINO: We so rarely -- I
17 mean, I can take you through, you know, 20 years
18 of footage in Greenport. We don't have a lot of
19 things, we don't have big trucks delivering
20 things.

21 CHAIRMAN SALADINO: Again, Deborah, and we
22 understand that. We all live -- we all -- every
23 one of us can probably throw a baseball and hit
24 the Greenporter from our homes, so we're familiar
25 with the property. But today, tomorrow, you win

1 the lottery and you decide to move to Monte
2 Carlo, the next guy might use that loading zone
3 every day. So the variance runs with the life,
4 we have to think about tomorrow as opposed to
5 this afternoon or this evening. So that's
6 something we have to think about

7 MS. RIVERA-PITTORINO: But I thought what
8 she mentioned about the Code exempts me from
9 having to have a loading zone.

10 CHAIRMAN SALADINO: No, it exempts you
11 from -- Glynis' contention is it exempts you from
12 having the second loading zone. Is that what I
13 remembered?

14 MS. RIVERA-PETTORINO: The second loading
15 zone. But I do have a back --

16 CHAIRMAN SALADINO: The loading zone is
17 carved in stone.

18 MS. RIVERA-PETTORINO: Yeah. I do have a
19 back entrance, like when they pick up the trash
20 they come in the back entrance.

21 CHAIRMAN SALADINO: Oh, are you willing to
22 relocate the loading zone to the back? That'll
23 take it off our plate.

24 MS. RIVERA-PETTORINO: If that's what --

25 CHAIRMAN SALADINO: She says no. So we're

1 going to have to consider that.

2 MS. RIVERA-PITTORINO: I guess we'll discuss
3 it. We'll discuss it.

4 MS. BERRY: I mean, it doesn't make sense
5 because all the access is from the front. So if
6 they parked in the back they'd have to carry it
7 all the way around.

8 CHAIRMAN SALADINO: We just want to know if
9 it should be part -- anything that you can take
10 off our plate makes it easier for the rest for
11 us.

12 MS. RIVERA-PITTORINO: I'll discuss it with
13 her.

14 CHAIRMAN SALADINO: So as it stands right
15 now, the question to this Board, the ask is can
16 we have this loading zone in the front of the
17 building as opposed to the back of the building;
18 that's all. And I don't think anybody, you know,
19 sees that as -- I'm not even going to finish that
20 sentence. Do we think we can?

21 MR. ARIIZUMI: Can I say one thing about the
22 building?

23 CHAIRMAN SALADINO: We're going to give you
24 an opportunity to talk next month again when the
25 other members are here. As far as the loading

1 zone, we're not going to vote until next month.
2 The discussion with the Board is still open.
3 We're not opening up the public hearing again.
4 We kind of did it as the attorney, the owner, the
5 architect as a courtesy just to clear up some
6 stuff in the Board Members' minds. So if we
7 could, maybe we'll just move on to the next
8 agenda item. We explained what's going to happen
9 next month. Okay? Is that okay with the
10 members?

11 MEMBER REARDON: Yes.

12 CHAIRMAN SALADINO: Dinni?

13 MEMBER GORDON: Yes

14 CHAIRMAN SALADINO: Good? Okay. I'm going
15 from Item No. 6 to Item No. 9, but I think that
16 might be a typo.

17 And Item No. 7 is any other Zoning Board of
18 Appeals business that might properly come before
19 this Board. Does anyone have any business, any
20 question other than this application? No? Okay.

21 Any member have anything they want to bring
22 up? No?

23 MEMBER REARDON: No

24 CHAIRMAN SALADINO: David?

25 MEMBER CORWIN: No.

1 CHAIRMAN SALADINO: No complaints this
2 month?

3 MEMBER CORWIN: No. If I want to make some
4 complaints I will.

5 CHAIRMAN SALADINO: That's good; we'll talk
6 about it later.

7 And Item No. 10 is a motion to adjourn.
8 So moved.

9 MEMBER CORWIN: Second

10 CHAIRMAN SALADINO: All in favor?

11 MEMBER CORWIN: Aye.

12 MEMBER REARDON: Aye.

13 MEMBER GORDON: Aye.

14 CHAIRMAN SALADINO: And I'll vote aye.

15 Thank you, folks. Thanks for coming.

16 (**The meeting was adjourned at 7:38 p.m.**)

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