

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK : STATE OF NEW YORK
 3 -----X
 4 PLANNING BOARD
 5 WORK SESSION
 6 -----X

7 Via Video Conferencing
 8 June 4, 2020
 9 4:00 p.m.

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B E F O R E:
 WALTER FOOTE - CHAIRMAN (Absent)
 PATRICIA HAMMES - ACTING CHAIR
 JOHN COTUGNO - MEMBER
 LILY DOUGHERTY-JOHNSON - MEMBER
 REED KYRK - MEMBER

 JOSEPH PROKOP - VILLAGE ATTORNEY
 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
 PAUL PALLAS - VILLAGE ADMINISTRATOR

1 (The meeting was called to order at 4:16 p.m.)

2 ACTING CHAIR HAMMES: All right. Walter's
3 not going to be here today. He's asked me to act
4 as Acting Chair in his -- in his absence. And so
5 I think we have everybody we need to get started,
6 unless Paul tells me otherwise.

7 So good afternoon. It's 4 p.m. on
8 June 4th, 2020. This is the Village of Greenport
9 Planning Board and Work Session. As mentioned,
10 Walter Foote, Chairman of the Board, is unable to
11 attend this meeting, and, therefore, has asked
12 that I ask -- act in his stead as Chair. Today's
13 meeting is being held via GoToMeeting.

14 Paul, Rob, anything else I need to start
15 us up?

16 MR. CONNOLLY: No, you've got it.

17 ACTING CHAIR HAMMES: Okay. We're going to
18 hold over Item No. 1 on the agenda, which is the
19 acceptance and approval of the May 20th Planning
20 Board meeting minutes, since we haven't received
21 them yet.

22 So I have Item No. 2 on the agenda is a
23 motion to schedule our -- the Planning Board's
24 next regular meeting for 4 p.m. on June 25th,
25 2020. Do I have a second?

1 MEMBER COTUGNO: Second.

2 ACTING CHAIR HAMMES: All those in
3 favor? Aye.

4 MEMBER COTUGNO: Aye.

5 MEMBER DOUGHERTY-JOHNSON: Aye.

6 MEMBER KYRK: Aye.

7 ACTING CHAIR HAMMES: Okay. We will
8 schedule that meeting for June 25th.

9 The next item on the agenda is Item No. 3,
10 regarding 110 South Street. This is a Public
11 Hearing regarding a site plan approval for the
12 application of 110 South Street Greenport Inc.,
13 represented by James -- I know I'm going to
14 butcher your last name. Olin --

15 MR. OLINKIEWICZ: Olinkiewicz.

16 ACTING CHAIR HAMMES: Olinkiewicz.

17 The applicant proposes to convert the
18 existing basement to office/storage space for the
19 building owner, without any retail or public
20 access. This property is located in the C-R
21 (Retail Commercial) District and is not located
22 in the District -- in the Historic District. It
23 is Suffolk County Tax Map #1001-4.-6-34.6.

24 So I know that the -- I wasn't at the
25 pre-submission hearing on this, but I did go

1 through the meeting, the -- I guess the -- I read
2 the minutes from that meeting, and it sounded
3 like there were a couple of concerns that had
4 been raised. One, Lily, you had brought up
5 parking, and, John, I know you were concerned
6 about kind of once it was an office, always it
7 would be an office.

8 MEMBER COTUGNO: Correct.

9 ACTING CHAIR HAMMES: And there was
10 discussion about putting some limitations around
11 any approval on that. But I guess before we get
12 into all of that, we should see if there's
13 anybody on from the public that has any questions
14 or concerns. Okay.

15 ADMINISTRATOR PALLAS: Madam Chair, if
16 I may.

17 ACTING CHAIR HAMMES: Yeah.

18 ADMINISTRATOR PALLAS: Madam Chair, if I
19 may, I just want to point as well that there were
20 no comments received by email in advance of this
21 meeting.

22 ACTING CHAIR HAMMES: Okay. All right. I
23 don't know, John or Lily, if you had anymore --
24 given anymore thought to your comments from the
25 last meeting or --

1 MR. OLINKIEWICZ: Would you like me --
2 would you like me to speak on the issue first?

3 ACTING CHAIR HAMMES: Sure, go ahead, Jim.

4 MR. OLINKIEWICZ: Okay. So hi, everybody.
5 Glad to see everybody's healthy, nice to see
6 everybody. Kind of a weird way to be doing
7 things, but, you know, life goes on and we keep
8 going.

9 So what happened is, is that I was building
10 110-112 South Street, which was approved by the
11 Planning Board, Zoning Board.

12 MS. BRAATEN: I'm sorry, could you hold on
13 one second.

14 MR. OLINKIEWICZ: Yeah.

15 MS. BRAATEN: There's somebody on that has
16 a lot of background noise and I can't hear very
17 well. I think it's Rob.

18 MR. CONNOLLY: I'm in a locked room.

19 MR. BROWN: Is that better?

20 MS. BRAATEN: A little better, thanks.

21 MR. OLINKIEWICZ: Is that any better?

22 MS. BRAATEN: Yes, thanks.

23 MR. OLINKIEWICZ: So I had gotten Planning
24 and Zoning Board for 110-112 South Street. So
25 the original plans it called for that out of the

1 basement areas that were in the building for
2 storage.

3 The North Fork Housing Alliance that had
4 been there, who had rented from the Village, and
5 then the rehab center that had rented from the
6 Village, the basement area had been finished. It
7 had been sheetrocked, it had electrical in it,
8 they had a refrigerator down there, they had
9 washer, dryer. They had had a flood, so they cut
10 the sheetrock up four feet along the bottom area
11 to take care of that. There's a -- there were a
12 couple sewer ejector pumps down there for pumping
13 water out. So when I built the building, I
14 thought it would be a great place just to have
15 storage.

16 So, in the meantime, I sold my house on
17 Shelter Island, I moved into the church over here
18 in Greenport. Liz, who was managing and having
19 her management work space for my rental
20 properties was in my house on Shelter Island,
21 which was an approved use. When I came over to
22 the church, in the zoning you're allowed to have
23 a home office with somebody working there in your
24 house as well. So we had -- it was her manager's
25 work space was here.

1 it. Can I -- I'm just going to finish it up and
2 use it as my, manager's work spaces, solely for
3 myself and Liz, right, just because we need -- we
4 need to manage that and manage all the rentals
5 and be there.

6 Now Liz is in five days a week, sometimes
7 six, from 7 in the morning until 2, 2:30 in the
8 afternoon. Most of the time she parks -- I can't
9 say most of the time. Half of the time she parks
10 in Shelter Island and walks across, because all
11 the properties are in close proximity around
12 here. If she has to go out and walk and see a
13 tenant, she has to report in for whoever needs
14 inspections, whether Greg's doing rental property
15 inspections, or whatever happens with the
16 Village, it just makes everything so much
17 simpler, and gives us a much better product, and
18 gives us a much better sense of what's going on
19 in the Village, and to keep our properties
20 managed well, right?

21 There's not -- there's not a single other
22 rental group here that has a manage -- manages
23 their space in the Village. So we like to be
24 onsite. So it seemed like a -- the perfect fit,
25 right, to put it -- to put it there, because it's

1 only us.

2 It didn't need ADA standards, because we
3 sent you the letter from our -- from the Engineer
4 stating why that it didn't need ADA standards,
5 because it was just a personal work space for us,
6 used. It also houses some of my antiques from my
7 antique company. It houses my extra lights, and
8 toilets, and everything that we need for the
9 rentals if there's an emergency, because in the
10 past, I was using a barn on one of my properties,
11 and a couple of neighbors had complained about
12 that, that I was using it for a business, it
13 wasn't business-owned. So we thought that this
14 was the perfect fit.

15 So I didn't even think that there was going
16 to be any issue about it. If I had, I would have
17 just gone to Greg and said, "Hey, I'm going to
18 make this an office work space." But it was
19 already for storage, and I'm the owner and the
20 owner was going to use it, so I didn't think that
21 there was any real issue with that. So I'm
22 finding that there seems to be an issue. So
23 we're here in front of the Board so we can -- we
24 can close it, hopefully, settle it out.

25 Anything else? So it is not for public

1 access. We do not have tenants all come down
2 there. We don't have plumbers, electricians
3 everybody come in. We go out of the office, so
4 it's -- I mean, okay. My son, who lives on the
5 second floor of that building, does come
6 downstairs and visit me when I'm there, okay,
7 because he lives in one of the apartments up on
8 110 South Street, so there is -- he comes
9 downstairs at times. But the majority of it is
10 just Liz and I the whole time, and Liz does that,
11 she takes care of all the books, all the banking,
12 all the -- goes out and collects the rents,
13 meets -- and does all the meetings, so it just
14 facilitates everything so much better.

15 We have -- I have no problem putting
16 restrictions on it that it can only be our work
17 space for managing the rental company, all right?
18 I have no problems with that. It just makes
19 it -- makes us be able to provide a better
20 situation for the Village.

21 And that's it. Does anybody have any
22 questions?

23 ACTING CHAIR HAMMES: I don't. I don't
24 know. Lily or John, are we --

25 MEMBER COTUGNO: Yeah. When I saw that

1 letter from the Engineer from Florida, my
2 suggestion was to get the opinion of the State --
3 the New York State Building Codes Division.

4 MR. OLINKIEWICZ: Well, if you look at the
5 Engineer's letter, the letter of the Engineer is
6 State of New York Certified Professional
7 Engineer. He's a licensed Engineer in the State
8 of New York. So he --

9 MEMBER COTUGNO: I know, that's his
10 opinion. I think we should get the opinion of
11 the State of New York.

12 MR. OLINKIEWICZ: Whether -- whether my
13 office worker needs to have -- have ADAA? If
14 you're going to make me ADAA, if that's the case,
15 then I'm going to file to make it a full-time
16 office, then, because there's no reason not to,
17 right? If I -- to ADAA it, you know, it's myself
18 and my Office Manager. It clearly states, and he
19 gave you the area in the 2010 ADA Code you guys
20 can read and stuff like that. So -- and if it's
21 going to be for personal use of the property
22 owner, it will not to be open to the public, it's
23 not subject at all to ADA rules.

24 MR. CONNOLLY: Paul, that's something that
25 the Building Department would review, correct?

1 ADMINISTRATOR PALLAS: Yes, we -- and we
2 did review it, and we -- you know, based on our
3 review, and Title, I believe it's Title 3 of
4 the -- of the ADA laws, that if it's -- if it's
5 not for -- if it's not for public use, then it's
6 not required. That's -- it's relatively clear to
7 us that that's the case. I would, however, if
8 is -- put a -- recommend or suggest a caveat or a
9 condition on the approval that if it's converted
10 to any public space, that it come in full
11 compliance with ADA. Just so that it's clear, if
12 any conversion or any other work is done there,
13 that the file is complete, that it would require
14 that at that time.

15 MR. OLINKIEWICZ: I agree a thousand
16 percent.

17 ACTING CHAIR HAMMES: Paul, wouldn't they
18 have to come back to us at this time if we limit
19 it to not being open to the public? You know, it
20 just seems kind of strange if they have to come
21 back to us anyway.

22 ADMINISTRATOR PALLAS: Well, if you're --
23 I'm sorry, Madam Chair, are you asking me?

24 ACTING CHAIR HAMMES: Yeah.

25 ADMINISTRATOR PALLAS: Yeah.

1 ACTING CHAIR HAMMES: Sorry.

2 ADMINISTRATOR PALLAS: So yes, I mean, it
3 would come back, because the concept would be if
4 it's being used then for public access, it's
5 likely a change of use, which then would require
6 ADA compliance, which would trigger a building
7 permit, which triggers Planning Board review. So
8 a few steps to get there, but, yes, ultimately,
9 that would likely require it to come back to you.

10 MR. OLINKIEWICZ: Can I just ask a quick
11 question just for my knowledge? I'm just
12 wondering how Brix and Rye did not have ADA
13 access to the bar down in the basement, and that
14 has all public access, and that has 50, 100
15 people going in there daily when it was open. So
16 I'm just wondering how come there was never ADA
17 put in that?

18 ACTING CHAIR HAMMES: I can't answer that,
19 that was before my time. But I guess, for what
20 it's worth, I mean, I would be supportive of the
21 request, subject to it being clear that it's for
22 kind of an owner-occupied management office that
23 is not open to the general public.

24 MR. OLINKIEWICZ: And I have no problem
25 with signing that and agreeing to that at all.

1 ACTING CHAIR HAMMES: Does anybody else
2 from the Board have a view?

3 MEMBER COTUGNO: I don't see what the big
4 deal is if they call the man from the State and
5 at least get a verbal over the phone. If you
6 got -- Paul, you know the guy's name in Suffolk,
7 I forgot his name. Rick Smith? I forget his
8 name.

9 ADMINISTRATOR PALLAS: Yeah, Richard Smith,
10 yes, I do know him.

11 MEMBER COTUGNO: Great. I would feel more
12 comfortable.

13 ACTING CHAIR HAMMES: If you're concerned,
14 can't we just also obviously include that it has
15 to be compliant with any -- the use has to be
16 compliant, the physical space has to be compliant
17 with any relevant State requirements regarding
18 the ADA? And then Paul can make that call if he
19 feels it's necessary? Or you want to hold this
20 over until you hear from Paul that he's spoken to
21 somebody at the State?

22 MEMBER COTUGNO: I wouldn't hold it over, I
23 would just make it subject to him calling the --
24 Rick from the State. I wouldn't hold it over.
25 There's no reason to hold it over.

1 ADMINISTRATOR PALLAS: We can -- if it's
2 the Board's request to do that as a condition of
3 this application, we can certainly make that
4 call. Just to be aware, that something like that
5 might be -- normally, they would say that's up to
6 local jurisdiction, but I'm more than happy to at
7 least make the phone call, and either answer,
8 either they agree with us, or they say it's local
9 jurisdiction, ends up in the same place. And if
10 for whatever reason they disagree with us, we
11 will advise the Board immediately.

12 MEMBER COTUGNO: Sounds good to me.

13 ACTING CHAIR HAMMES: Reed and Lily, are
14 you okay with proceeding on that basis? Reed,
15 you're on mute. It's on mute.

16 MEMBER KYRK: Sorry about that. The only
17 niggling doubt I have is right now it's, you
18 know, him and an employee who happens to be this
19 person. In the future, it could be an employee
20 who couldn't be disabled, you know? That's the
21 only -- and this is not that I have a problem
22 with what he's saying, it's I'm wondering what
23 the legal aspects of that would be, you know.

24 MR. OLINKIEWICZ: It's my understanding
25 that because it's my -- it would be my personal

1 work space and that person works for me, it
2 doesn't have to be ADA compliant, because it's
3 not open to the public.

4 MEMBER KYRK: Right.

5 MR. OLINKIEWICZ: Right? So, I mean, we
6 could speculate that if somebody breaks legs, or
7 I need to hire somebody that has a disability
8 later on, and what will happen with that scenario
9 or not. But even if I do hire somebody that has
10 a disability, I'm not required to put it in by
11 State Law. So it's just that, you know, I would
12 do that as a humanitarian for them, but, you
13 know, I mean, not -- it's not a -- anything
14 that's regulated in the law anyway.

15 MEMBER KYRK: Yeah. The question came out
16 of my ignorance of the law, not any -- not that I
17 think it's reasonable, you know. So, as far as
18 I'm concerned, if we want to just limit it to
19 personal use, we want to check with Rick, that
20 everything sounds fine. It sounds like a
21 perfectly reasonable thing to me. And if it does
22 improve the service to your clients in Greenport,
23 it sounds -- it sounds good.

24 ACTING CHAIR HAMMES: Lily, anything to add?

25 MEMBER DOUGHERTY-JOHNSON: No, not really.

1 I mean, I just think parking is always an issue,
2 it's always a question, but it's just always
3 going to be an issue, so I don't think it's a
4 reason to hold it up.

5 ACTING CHAIR HAMMES: Okay. So I guess,
6 then, do we want to vote to close the public
7 hearing and approve the site plan subject to
8 the -- well, subject to, one, confirmation from
9 the Village Administration that, again, the
10 relevant authorities, maybe confirmed either
11 through them or through their own -- or if they
12 defer to the Village, did their own analysis, so
13 it does not need to comply with the ADA, and then
14 secondly, that it's limited to property
15 management by the property owner and one employee
16 of theirs, with no access to the public?

17 MEMBER COTUGNO: Yes.

18 ACTING CHAIR HAMMES: All right. So I
19 guess I -- do I then -- I'll put forth a motion
20 to close the public hearing and to approve it
21 subject to the foregoing. Do I have a second?

22 MEMBER COTUGNO: Second.

23 ACTING CHAIR HAMMES: All those in favor? Aye.

24 MEMBER COTUGNO: Aye.

25 MEMBER KYRK: Aye.

1 ACTING CHAIR HAMMES: Lily?

2 MEMBER DOUGHERTY-JOHNSON: Aye.

3 ACTING CHAIR HAMMES: I muted you, sorry.

4 John?

5 MEMBER COTUGNO: Aye.

6 ACTING CHAIR HAMMES: Okay. All right.

7 So moving on on the agenda to Item No. 4,
8 111 Main Street. This is a continued Public
9 Hearing regarding a site plan approval for the
10 application of PWIB Claudio Real Estate LLC,
11 represented by Architect Robert I. Brown. The
12 applicant proposes interior and exterior
13 renovations for the property located at 111 Main
14 Street. This property is located in the
15 Waterfront Commercial District. This property is
16 also located in the Historic District. It is
17 Suffolk County Tax Map #1001-5.-4-25,38.1,39.

18 And so I note there was a public hearing,
19 again, at the meeting that I missed I guess back
20 in March, at which time I think there was a lot
21 of discussion on this. I don't know if there's
22 anybody from the public today that wants to
23 comment on this at this point further. It
24 sounded like the comments at the last meeting
25 were all generally favorable.

1 I know that there was a submission that's
2 dated May 5th. And, Stephen, you're on, right?

3 MR. LOFFREDO: Yes, I am.

4 ACTING CHAIR HAMMES: Unfortunately, I
5 wasn't at the last meeting when you presented.
6 Is there something on this May 5th summary that
7 is different from what was discussed at the last
8 meeting?

9 MR. LOFFREDO: The only changes to the plan
10 outside of technical details, which I'd let
11 Robert reference, was we did have a change to the
12 awning for the veranda, which was resubmitted,
13 and, you know, at the HPC meeting was
14 overwhelmingly approved as a positive change.
15 But outside of that and the additional details
16 that were requested by Mr. Pallas, I don't
17 believe there were any changes. The narration
18 that was done was done as a way to help
19 communicate all the points of the plans to
20 everyone on the Board so that it was clear.

21 ACTING CHAIR HAMMES: All right. So that
22 was -- that was one of the questions I had. I
23 hadn't had a chance to follow up on this. The
24 Historic Board did approve these plans?

25 MR. LOFFREDO: Yes, they did last Wednesday

1 night

2 ACTING CHAIR HAMMES: Okay. And could you
3 maybe give us an update on the status of the
4 discussions on the parking with the high school,
5 and recognizing that we've been in unusual
6 circumstances for the last couple of months?

7 MR. LOFFREDO: Yeah, that's true. And good
8 afternoon, everyone. Again, it's nice -- it was
9 nice to see everybody last Wednesday that was on
10 that call who's here today, and all of you as
11 well, and everyone's healthy.

12 My partner, Tora Matsuoka, was working with
13 David Gamberg on a parking arrangement and a
14 beneficial relationship with the high school to
15 help generate revenue for them, as well as allow
16 our employees, which occupy as many as 35 spaces
17 on the property there, and additional parking for
18 some of our fellow restaurateurs, and even the
19 public, if need be.

20 We actually got to the point where an
21 agreement was drafted by our Attorneys. And I'm
22 not sure whether Tora submitted it to David
23 Gamberg, because that's when all the COVID thing
24 started and the school closed. You know, if need
25 be, we're still anxious, able and willing to

1 engage in that agreement with the school to
2 provide additional parking as needed to ensure
3 that our guests are comfortable and have access
4 to the property. I know that was an issue.

5 I know Robert also wants to speak a little
6 bit about the parking. But that was where we had
7 left it, and we're prepared to execute it, if the
8 school can still act, or the Administrator can
9 still act, even though the school is currently
10 closed.

11 ACTING CHAIR HAMMES: You don't know
12 whether there's been any -- I mean, has anybody
13 tried to reach out to them recently? I mean, I
14 know we now have a new Superintendent as of last
15 week, so.

16 MR. LOFFREDO: That I was not aware of, and
17 I'm not sure if my partner has reached out. The
18 last conversations he had with David, they were
19 all quite positive. And I think we're waiting
20 for a review of the -- of the contract that we
21 had drafted. And we had gone through discussions
22 with our insurance carriers as well and our Labor
23 Attorneys with regard to employees that may be
24 walking from the parking lot to our property to
25 make sure that they're safe. And, for the most

1 part, everything that we had researched had come
2 back favorably. So I think it just got wrapped
3 up in COVID, but, again, are anxious and willing
4 to engage the new Administrator to try to get
5 this done.

6 I'm sure, you know, it would be helpful to
7 the school going forward, especially in light of
8 what's happening with the current tax revenue
9 issues in town and being able to help them out,
10 and, you know, it would just make the property
11 more comfortable for everybody.

12 ACTING CHAIR HAMMES: So I also know, and,
13 Paul, this is partly going to be a question for
14 you, we got comments, which I think you received,
15 I know probably late in the day today, from KPC,
16 the Planning Consultant to the Board. I don't
17 know if you've had a chance to look at them and
18 have any thoughts on them. I know that you
19 probably didn't get them until late in the day,
20 since we didn't get them until I think this
21 morning.

22 But the question -- my question for you,
23 really a question for you, Paul, is having read
24 through these, I noted that there's a number of
25 points that the Planner raises about the site

1 plan missing things, which I would have thought
2 we would have picked up in a prior review. So I
3 just was interested in your view on some of those
4 points, in particular, the points that are
5 highlighted in the description of the code
6 requirements, since I would have thought the
7 Building Department would have already looked at
8 the plans to make sure they were compliant with
9 the requirements.

10 ADMINISTRATOR PALLAS: Like yourself, I
11 didn't have a lot of time to review them. I'm
12 not sure there were any -- there's not any deep
13 code requirements that I saw, unless I missed
14 something entirely.

15 ACTING CHAIR HAMMES: Well, if you look
16 at the -- if you look at the KPC writeup, it's in
17 the fourth page in, he basically reprints Section
18 150-30(D) of the code, and there's certain items
19 that are bolded, which he seems to be implying
20 that the plans are deficient based on those
21 bolded items.

22 I guess my view off the cuff, not being a
23 technical person -- I'm not an architect, I don't
24 have a background in, you know, building code,
25 and John may have more to say here, since I know

1 he has more of an expertise in this area. But on
2 the points that are bolded, with the exception of
3 maybe the lighting points, I'm not sure how
4 important those points are for what the change in
5 site plan is that we're looking at anyway. But,
6 obviously, we would want the site plan to be code
7 compliant and -- but, again, I would have thought
8 that this would have come up before now if the
9 Village was concerned that the site plan wasn't
10 compliant.

11 MR. BROWN: If I may.

12 ADMINISTRATOR PALLAS: Sure.

13 MR. BROWN: This is Rob Brown, and I did
14 have a chance to briefly review the comments, and
15 I found most of them to be not really germane to
16 this project. It was a lot about the grading,
17 the contours. The property is flat.

18 The -- we did an informal grade elevation
19 study way back when -- excuse me -- and found
20 that the slope -- there was essentially no slope,
21 that the grade ranged from, you know, about a
22 foot-and-a-half difference from the highest point
23 we found to the lowest point we found. Now the
24 code asked for a 5-foot contour, that's
25 irrelevant in this case.

1 The structures, the existing structures are
2 outlined to scale on the plans. I'm just going
3 through the list here.

4 The metes and bounds are shown, and there
5 was a survey that was submitted to the Village a
6 long time ago.

7 The sewers, culverts, water lines,
8 electrical lines, all of that is existing, you
9 know, we're not changing any of that, and so we
10 haven't documented any of that.

11 Existing, other existing development,
12 fences, landscaping, screening, that's all on the
13 site plan. What's there is there. There's not a
14 lot going on in terms of the site. There's no
15 grading going on. Almost all the work is
16 interior to the existing buildings, except for
17 building a couple of decks.

18 So my personal feeling is that little of
19 this is germane to your deliberations.

20 ACTING CHAIR HAMMES: And, Rob, I guess
21 that's just from a layperson's point of view what
22 I was saying, although I'm only speaking for
23 myself.

24 MR. BROWN: That's okay.

25 ACTING CHAIR HAMMES: But I also wanted --

1 But I also wanted the Village and the Building
2 Department to weigh in, so that we knew before we
3 went further down this road, whether they thought
4 that there were deficiencies that they would have
5 addressed.

6 ADMINISTRATOR PALLAS: I will confirm that
7 we did receive a fairly detailed survey. I
8 apologize, it may have been sent out with a prior
9 package to you all. It may have been a while
10 ago, so there maybe one or two members, current
11 members that didn't receive it, and I apologize
12 for that.

13 I do think a lot of this information, from
14 my memory, I don't have it handy, a lot of this
15 information does exist on that, on that survey.

16 ACTING CHAIR HAMMES: Well, I guess,
17 Stephen, do you have anything else that you want
18 to say on this at this point? Otherwise, I guess
19 I would open it up to Board discussion.

20 MR. LOFFREDO: No, not being -- although I
21 do work closely, not only myself, but everyone
22 else on our team do -- does work closely with
23 Rob, be it our New York Architect or the other
24 professionals, our engineers, we always have
25 tried to be as thorough as possible.

1 And to your point earlier, you know, some
2 of the things that I could understand as I
3 reviewed the report, they seemed to have just
4 sort of come up out now, that we would have hoped
5 would have been presented a little earlier. That
6 said, you know, our goal is always to comply with
7 what the Village requests, and, you know -- you
8 know, I think having had a few other hearings
9 before the Board on this topic already, we
10 certainly have reacted positively in the past
11 whenever anything's been asked of us, and always
12 would continue to do so going forward in the
13 future. I think with everything in front of us
14 now, I think the goal is just to try to continue
15 to drive commerce forward to be positive for the
16 Village, and that's what we hope to do.

17 ACTING CHAIR HAMMES: Okay. Does anybody
18 on the Board have anything they want to say or
19 questions they want to ask?

20 MEMBER COTUGNO: I would have Rob Brown
21 respond to the Planner's comments, I guess point
22 by point, and I guess as soon as possible, so
23 then the Planner will get back to us way before
24 the next meeting. Does that make sense?

25 MR. CONNOLLY: Or would you be -- would the

1 applicant be able to include that information on
2 the site plan as a condition?

3 MR. DESESA: This is Brian DeSesa, Attorney
4 for the applicant. So I was going to wait and
5 jump in on that, that if there's anything in that
6 report, that which we got late, such as a -- you
7 know, a lighting detail or otherwise, you know, I
8 would ask that this Board, you know, move forward
9 with a conditional approval conditioned on that
10 memo and any other additional information that
11 would be code compliant or otherwise as to -- in
12 an effort to try to move this forward, not skirt
13 any issues.

14 ACTING CHAIR HAMMES: Thoughts on that,
15 John, or Reed, or Lily?

16 MEMBER COTUGNO: Well, this is still going
17 to go on next month, right?

18 ACTING CHAIR HAMMES: Well, I mean,
19 according to the meeting minutes that I wasn't
20 at, the plan was to vote on this at the next
21 meeting, which would be this meeting.

22 MEMBER COTUGNO: That's right.

23 ACTING CHAIR HAMMES: So I think the
24 question that I'm hearing from Brian, and,
25 obviously, Paul, you should weigh, and, Joe, you

1 should weigh in here to the Village's
2 perspective, is that we would go ahead and
3 approve this if were going to -- or we would have
4 the vote. I don't know how it's going to go, I
5 don't know how the four people on this Board are
6 going to vote. But assuming we approved it, we
7 would approve it conditionally based on, you
8 know, either the comments and this being
9 adequately addressed to the satisfaction probably
10 of the Village, as well as ourselves, prior to
11 the next meeting, I don't know, with, you know,
12 comments on this, on this memo.

13 ADMINISTRATOR PALLAS: I can -- I will,
14 similar to the prior application, I -- if the
15 Board -- if the Board's pleasure is to move
16 forward with this, I would have no problem, you
17 know, holding back any permits, of course, until
18 whatever conditions the Board set on them were --
19 you know, were delivered to the Village. I
20 would -- I think that's pretty much always the
21 case.

22 You know, clearly, in this one, there may
23 be some additional complications, you know, and
24 we certainly would work with the applicant, if
25 it -- if the Board decides to move in that

1 direction.

2 MR. CONNOLLY: I believe we received their
3 noise mitigation plan, too, from SoundSense.

4 MR. LOFFREDO: Yeah, I can address that, if
5 you'd like.

6 MR. DESESA: That's correct, you did.

7 MR. LOFFREDO: Yeah. We've -- we've
8 already actually executed two of the three points
9 on the property. And there was a letter that we
10 actually just got from our new audio service
11 company on the property. We've already rotated
12 the speakers based on the request of the -- of
13 SoundSense. So we did a simple repositioning of
14 our speakers.

15 We found out that the limiters that are
16 outlined in the plan actually existed on our new
17 equipment that we installed last year, but we
18 just didn't know it. So they're going to be
19 coming in and setting the limits on the sound
20 based on SoundSense's reports, and we'll comply
21 with that.

22 Thirdly, we have ordered all the acoustic
23 materials. The factory was shut down for a
24 while, we couldn't do it earlier. We understand
25 that we can't play live music until those panels

1 are installed and -- but they're now -- they've
2 now been ordered, they're en route, and will
3 be -- the installation is quite easy. So we'll
4 be complying with all the points in that acoustic
5 report that was issued and previously distributed
6 to the Board.

7 MR. CONNOLLY: You know what, would you be
8 able to update your sound mitigation, you know,
9 as your buffering plan, and submit that to the
10 Village just as a condition?

11 MR. DESESA: That has been. Oh, go ahead,
12 Stephen, sorry.

13 MR. LOFFREDO: No, go ahead. Yeah, we --
14 actually there was the -- the plan that was
15 presented to the Board was the preliminary plan
16 at our last hearing, and I just can't remember if
17 it was the end of February. I know that our --
18 or it was the early March hearing, but we did
19 submit it. And then the final plan was issued,
20 and I forwarded that to Rob, and he's -- if he
21 hasn't already distributed it to the Village, he
22 certainly will right now. It was just a more
23 detailed version of what was previously
24 submitted.

25 What needs to be done are the same points,

1 it just had more technical details with regard to
2 reverberations and sound transfer and materials
3 on the property. But we're -- it definitely
4 could be a condition. I believe it is a
5 condition. It's already been stated that it
6 would have to be a condition of our permits being
7 issued.

8 MR. DESESA: That's correct.

9 ADMINISTRATOR PALLAS: If I may,
10 Madam Chair. I -- again, I will confirm that we
11 did receive a significant amount of material
12 today from the architects. It's a significant
13 amount of material to review. It gets very deep
14 in the weeds on the sound mitigation, and I --
15 again, I just scratched the surface of it. But,
16 once again, I can certainly make that -- if you
17 make that review and subsequent approval by the
18 Village a condition, I'm more than happy to do
19 that. We may require some expert assistance on
20 it, but, again, I've barely looked it, as it just
21 came in. I just wanted to note that for you.

22 MS. DOUGHERTY-JOHNSON: I mean, I guess my
23 first question --

24 ACTING CHAIR HAMMES: Lily, go ahead.

25 ATTORNEY PROKOP: So I had a couple of

1 comments, if I could, please. Can I address the
2 Board now?

3 ACTING CHAIR HAMMES: Go ahead, Joe.

4 MR. PROKOP: Okay, thank you. So the
5 applicant agreed with the Village a few months
6 ago that in a stipulation that the Planning
7 Board -- that there would be buffering provided
8 that would be approved by -- subject to the
9 approval of the Planning Board, and Mr. DeSesa
10 and I entered that stipulation together on behalf
11 of our clients.

12 The buffering -- there was a sound plan
13 that was provided a few months ago to the
14 Village. The guts of the buffering plan was
15 provided to the Village today. It's important
16 that the Planning Board review that buffering,
17 and, you know, there's a lot at stake for the
18 Village and for the applicant with that
19 buffering.

20 And I encourage the Board, if there's going
21 to be any approval today, that the approval be
22 conditioned on no permits being issued, or
23 whatever, whatever conditions the Building
24 Department wants to include, until that buffering
25 design and location is approved by the Planning

1 Board.

2 And then with respect to the comments that
3 were received by the Planner, you know, there's
4 two types of comments. One is in a letter that
5 he issued on February 26th that was updated
6 today, actually, and the other is footnotes that
7 are on the site plan.

8 And I would -- you know, subject to
9 Mr. Connolly's advice to the Board, I would just
10 encourage you that if you are looking ahead, that
11 the approval be subject to the applicant
12 addressing each of those comments.

13 MR. DESESA: If I may -- oh, I'm sorry,
14 Joe, that's Brian, I apologize.

15 MR. PROKOP: Go ahead.

16 MR. DESESA: No. I was going to say I had
17 an opportunity to see Mr. Collins' notes on that
18 site plan. And we would agree, if the Board were
19 to move forward, as a condition, to address --
20 you know, provide clarity, I should -- as to what
21 he requested in that. We do have that
22 information. It's a very detailed report, some
23 of it gets lost. So we would ask, if the Board
24 were to move forward, it conditions on those
25 notes on the site plan by Mr. Collins' Office.

1 And as Mr. Prokop said, we did agree to
2 that sound mitigation in a settlement and
3 agreement, and would have no issue with that
4 being a condition of this Board to move forward,
5 subject to the satisfaction of the Village and
6 before any permits would issue.

7 MR. PROKOP: There was also mention, it
8 might have been Mr. Loffredo, respectfully, sir,
9 I think he -- I think you might have mentioned
10 that you agreed, that the -- there would be no
11 live music until the buffering was approved and
12 installed, and I just hope that you meant music.
13 I don't know the difference between live music
14 and music. I just -- I thought the buffering --
15 the buffering was -- the buffering agreement was
16 not specific to live music, it was just supposed
17 to happen. And, you know, everything --
18 obviously, everything got waylaid by the crisis
19 that we're in, but we'll work with you on dealing
20 with it as best as possible, please.

21 MR. LOFFREDO: Yeah, I can certainly
22 address that. And to your point about the
23 material that you received today, other than the
24 more detailed report, which just got into more
25 technical details, the plan for what needed to

1 get done and the actual points that we need to
2 execute were identical. I think one of the
3 things that we added was just the shop drawings
4 from the company that was creating the buffer.
5 Other than that, it was pretty much exactly what
6 we presented to you in the prior meeting.

7 I don't have the signed agreement, the
8 court agreement in front of me, I think Brian
9 could speak to that. I'm not sure whether it
10 defined -- I thought it said DJ's or live -- DJ's
11 and live music, as opposed to like just
12 background music that comes out of the speakers
13 when people are eating. I don't know if that was
14 specific or not. Brian, maybe you have that
15 document in front of you.

16 MR. DESESA: I don't have it front of me.
17 I'm at home and out of my office. I don't know
18 if Mr. Prokop does. But we know what -- the
19 spirit of the intent is to, you know, keep the
20 sound down, mitigate it, and we're happy to
21 condition, you know, an approval upon that, as
22 agreed in writing with the Village previously.

23 MR. LOFFREDO: Right. And our intention
24 always was that we would have all of that
25 installed before, before, you know --

1 MR. DESESA: Correct.

2 MR. LOFFREDO: -- it even got started until
3 this occurred.

4 MEMBER DOUGHERTY-JOHNSON: Can I ask about
5 the shuttle and parking, or the parking at the
6 school was not going to involve a shuttle,
7 correct?

8 MR. LOFFREDO: It does not involve a
9 shuttle, no.

10 MEMBER DOUGHERTY-JOHNSON: And walking?

11 MR. LOFFREDO: Yes.

12 MR. DESESA: I'm sorry, it sounds like
13 someone's cutting in the background, I can't hear
14 you.

15 MR. LOFFREDO: Right. Someone's getting a
16 haircut.

17 MR. DESESA: Yeah.

18 (Laughter)

19 MEMBER DOUGHERTY-JOHNSON: I guess I
20 thought the Planner's comments like as regarded
21 parking, and lighting, and the landscaping,
22 especially like in terms of rainwater and storm
23 runoff, like are valid points to be addressed,
24 and we can make those conditional in some way. I
25 mean, and I guess I just wouldn't want to see the

1 Board like approve, and then there's all this
2 more seating, but there's still noise, and we
3 still have -- you know, like, I mean, you know, I
4 understand you guys want to have more seats, but
5 that does mean more people, more cars, and if --
6 if all the other issues aren't dealt with. But,
7 I mean, you know, if we can make it in a good
8 faith, like we are going to deal with these
9 issues, I don't -- I don't see a problem going
10 forward, but I would want to make sure all those
11 things are addressed in some kind of way.

12 MR. LOFFREDO: Understood.

13 MR. DESESA: And if I could just speak to
14 that. Stephen, I'm sorry to jump in on you.
15 Those were noted in Mr. Collins' -- I'm going to
16 call it his site plan overview, where he put
17 notes on it. There's about nine notes, maybe
18 eight notes with arrows. And we would -- we
19 would be okay with conditioning any approval, if
20 the Board were so inclined, on -- of those items
21 being addressed that he has on that memo, and it
22 could be attached as the same, which would
23 address everything that you just asked about.

24 ACTING CHAIR HAMMES: Right. So just to
25 paraphrase, because we're talking about a lot of

1 things, like the -- and, Brian, you can correct
2 me if I'm not right. But it sounds like the ask
3 is for a conditional approval, subject to the
4 points on the diagram attached to the KPC report
5 being adequately addressed to the Board's
6 approval, as well as the sound and buffering
7 plan; is that correct?

8 MR. DESESA: That's correct, yes, subject
9 to either the approval of Mr. Pallas or an
10 expert, if you had to bring somebody in, if there
11 was a technical issue there, as he had said
12 before, correct.

13 ACTING CHAIR HAMMES: I guess the point
14 that you were raising is you're view that we need
15 something firmer on parking as well in this,
16 because I wasn't in that last meeting, again, I
17 wasn't at that meeting, but it sounded like
18 (background audio noise) best light on that. So
19 it's just unclear to me where -- assuming that
20 they're going to continue acting in good faith on
21 this or you're looking for something else.

22 ADMINISTRATOR PALLAS: I'm sorry. Before
23 you -- before you continue, if anyone that --
24 there's a lot of background noise. The
25 Transcriptionist is certainly going to be having

1 difficulty with this. So if you're not speaking,
2 I would just ask that you mute your microphone,
3 please. Thank you.

4 MS. BRAATEN: Thank you, Paul.

5 MEMBER DOUGHERTY-JOHNSON: Sorry, Tricia.
6 I didn't hear all of that. Was it addressed to
7 me partly?

8 ACTING CHAIR HAMMES: Yeah. Well, I was
9 just trying to follow up on your comment and
10 whether you were looking for something in
11 addition to the conditions that we just discussed
12 more specific on parking --

13 MEMBER DOUGHERTY-JOHNSON: No. I just
14 want --

15 ACTING CHAIR HAMMES: -- because I wasn't
16 at the March meeting.

17 MEMBER DOUGHERTY-JOHNSON: I just think
18 that we left it at the March meeting -- it sounds
19 a little similar to where we are now, like we
20 haven't quite figured out if the school's okay
21 with this parking plan.

22 And then I just wanted to make sure that I
23 do think that the parking issues that the Planner
24 brought up are another issue that I do think
25 needs to be addressed in some way, and maybe it

1 is that the school plan would actually work. But
2 I guess I'm just saying that I think those three
3 points are still -- well, four points with the --
4 with the noise.

5 MR. DESESA: What we could do is what we've
6 done in --

7 ACTING CHAIR HAMMES: I think the comment
8 by the Planner is no more that what we've already
9 been discussing for I don't how many months this
10 has been before us, which is there's a parking
11 issue. And so either you get -- we, you know,
12 kind of decide that it's grandfathered and we're
13 living with it, and we're assuming that they're
14 going to continue to act as the good neighbors
15 that they seem to be doing and pursue other
16 options, or we say no.

17 MR. DESESA: I'm sorry, could you --

18 ACTING CHAIR HAMMES: And even if they have
19 an agreement in place with the school today, it
20 doesn't mean the agreement is in place with the
21 school next year, right?

22 MR. DESESA: That's correct.

23 ACTING CHAIR HAMMES: So --

24 MR. LOFFREDO: Well, if I could just --

25 ACTING CHAIR HAMMES: I mean, you know, I'm

1 just saying, I think that parking has always been
2 the fundamental issue with this proposal because
3 of the increase in seats, and so the Planning
4 Board Members need to weigh in on where they are
5 on that point.

6 MR. LOFFREDO: If I could just add a
7 comment as the operator. Understanding your
8 position and the fact that, you know, we have a
9 change in the School Administrator, we came so
10 close to passing a contract to them, and they
11 seemed very positive about doing this, it was
12 beneficial to everyone. Now knowing that there's
13 a new Administrator and having not spoken to him
14 yet, we don't know how he is going to react or
15 she's going to react.

16 But it's in our best interest, just from a
17 business standpoint, to make sure that there's
18 adequate parking. The last thing we'd want to do
19 is add seats and have to turn people away because
20 they can't park on or near the property.

21 So I understand some of the Board's perhaps
22 concern or trepidation with a conditional
23 approval, but it's in our best interest to allow
24 people to get here, so that they can not only
25 come to Claudio's, but, you know, visit other

1 stores and other restaurants in the area, and as
2 people do. People do park here and go out in the
3 Village and enjoy Greenport, and we'd want to see
4 that continue. So, again, in our -- it's in our
5 best interest to continue to pursue alternatives
6 to find solutions for parking, and we have every
7 intention of doing so.

8 ACTING CHAIR HAMMES: So I am just saying,
9 you know, I am one of the people that, you know,
10 on and off of these discussions has been focused
11 on parking. I would know -- I find it
12 interesting how many resident public comments
13 were made at the last meeting. And as far as I
14 know, those were the only public comments made on
15 this proposal, that nobody from the public raised
16 parking, notwithstanding the hullabaloo that we
17 all hear on social meeting about parking from
18 time to time. So I think that's an interesting
19 point, personally.

20 MR. LOFFREDO: Yes.

21 MEMBER KYRK: Can I ask a question about
22 the parking with the school? I haven't seen
23 anything in print about that. I mean --

24 MR. LOFFREDO: You mean the media, or --

25 MEMBER KYRK: No, no. Media, submitted to

1 the Board. Now it's possible I missed something.
2 We've been herky-jerky here for a while. But, I
3 mean, we've got another 227 seats and we don't
4 know what we're going to do with the increase?
5 Notwithstanding being grandfathered in, I mean,
6 you know, at what point does grandfathering stop?
7 You know, you put a stadium there, you're still
8 grandfathered in? I mean, I'm sorry if I'm a
9 little short with this, but there's all of this
10 discussion about something that I had no idea, so
11 I'm very uncomfortable. Shame on me if I missed
12 it, but I haven't seen it.

13 MEMBER COTUGNO: I just about agree with
14 that. I love Claudio's, I would probably be
15 there right now if they were open, but I think
16 adding all those seats is a little too much
17 intensive use for that space, given the parking
18 situation. And you can't just keep
19 grandfathering, grandfathering, grandfathering.
20 You could be a great-great-grandfather and it
21 just -- it's too much people on that site, number
22 one, and not enough parking.

23 MEMBER KYRK: And you don't want to -- you
24 don't want to turn them away, but I don't want
25 them driving to Claudio's, getting turned away,

1 and then doing a U-turn or a three-point-turn on
2 that street and leaving.

3 You know, so, I mean, our interests are
4 aligned, but I need to know what we're -- what
5 we're talking about.

6 MR. DESESA: And so I think -- and,
7 Stephen, just on a point to make -- this is Brian
8 DeSesa. On the point of grandfathering, until,
9 you know, there's a change in the code, there is
10 not a limit on that grandfathering. So that's --
11 you know, the Village Code as it stands, your use
12 is grandfathered, not subject to increased
13 parking calculations. So, you know, at some
14 point that might change and that might answer the
15 Board's questions, but, at this point, you know,
16 we're compliant with what's stated in the Village
17 Code.

18 And I know we're trying to find practical
19 solutions, you know, that benefit everybody. So,
20 you know, we are -- we're working, you know, both
21 of those angles at the same time, but there is
22 not a limit on the parking in the code currently
23 with respect to grandfathering.

24 MEMBER KYRK: I understand that, but I'd
25 still like to see this, this agreement that's

1 been discussed.

2 MR. LOFFREDO: Yeah. I could either
3 screen-share it with you now, or forward it to
4 you in email form, the -- we had the agreement.
5 And I understand from Tora that, you know, the
6 Board had agreed, and they were just discussing
7 details and coming to a financial arrangement,
8 you know, before this happened, and we had every
9 intention of entering into that agreement with
10 the school, and, as I said, would still do it. I
11 mean, we've always --

12 MEMBER KYRK: And I'm sorry for that, but,
13 you know, still.

14 MR. LOFFREDO: I understand your point of
15 view completely, and just trying to find a
16 midpoint. Obviously, this requires a little bit
17 of good faith on both sides, it's always been our
18 (inaudible) to do that.

19 MR. CONNOLLY: I mean, what we've done in
20 the past with some site plan applications, is
21 we've required the applicants to come back in
22 months, you know, after, to have the site plan
23 reviewed again by the Planning Board to see how
24 it panned out.

25 ACTING CHAIR HAMMES: I mean, that might

1 work for the additional seats out on the wharf.
2 I'm not sure that Claudio's would want to go and
3 spend the money to build out their veranda.

4 MR. CONNOLLY: Right, exactly.

5 ACTING CHAIR HAMMES: Thinking that that
6 might get subsequently taken away from them. I
7 mean, yes, it's a Board -- it's a question by the
8 Board. Is this something we want to vote on
9 today, or are there specific action items that
10 you want to give Claudio's to do before we vote?
11 And if we do vote, is it enough to condition
12 this, in addition to the conditions that have
13 already been discussed, on them continuing to act
14 in good faith to pursue options for off-site
15 parking with the school? Because I don't think
16 that that is going to be in place in the next
17 month or two, personally, you know, speaking to
18 the Administration in the COVID crisis.

19 MEMBER KYRK: We tried, we tried to do that
20 with the bank, and we tried to say that, as
21 always, after the physician's office was closed,
22 that the bank would allow parking in the evening,
23 and we were quickly shut down, I think, by -- for
24 legal concerns. I --

25 ACTING CHAIR HAMMES: But I think that's a

1 little -- that's a little different reason not to
2 even continue to pursue options with regards to
3 the school.

4 MEMBER KYRK: To the future of the Village.
5 You know, it's different from a legal aspect, but
6 pushing on parking is the same. If you want to
7 continue, you know, consider the future of
8 downtown Greenport, you know, the -- I get it,
9 you know, but I don't -- I don't get the legal
10 aspects, but I get that the concerns are the
11 same. And, you know, we're going to end up --
12 I'm sorry. I just want to see the agreement that
13 everybody thinks is so great, and I'm -- you
14 know, I'm -- you know, you can bring it to a vote
15 right now if you want to.

16 ACTING CHAIR HAMMES: I'm not -- I'm not
17 going to make this decision on my own, I'm asking
18 the Board. We can clearly condition it on
19 seating, but, again, are we going to condition it
20 on it being in place? And then what does that
21 mean? Because I don't know where they are on it,
22 it may be months, and I don't know if that's
23 acceptable to Claudio's either, but I guess maybe
24 it's better than where they are right now.

25 MEMBER COTUGNO: So you wouldn't get my

1 vote tonight, and it sounds like you wouldn't get
2 Reed's vote tonight, so, probably, it may not pay
3 to vote.

4 ACTING CHAIR HAMMES: Okay. So what do you
5 guys want to hold over for voting? Lily?

6 MEMBER DOUGHERTY-JOHNSON: I would
7 approve -- I would vote yes to like a conditional
8 vote of making sure we address the parking to
9 some degree, and that -- maybe that means seeing
10 something from the school saying we're working on
11 this.

12 And, you know, I mean, I think the noise
13 thing seems to be -- to have been addressed, it's
14 just we haven't seen it in the season yet, like
15 actually hearing it or not hearing it.

16 So I think something where we do a
17 conditional approval and then come back to
18 some -- to some sort of looking like did this
19 work?

20 And I understand that they aren't going to
21 want to like build and spend lots of money on
22 something that could get completely taken away,
23 but I think something that's a little bit like in
24 the middle there where, obviously, we're not
25 going to completely take it all away, but we want

1 to keep sort of an eye on things and see how they
2 go. I don't know. That's my two cents. Maybe
3 that's not super legal.

4 ADMINISTRATOR PALLAS: Madam Chair. Madam
5 Chair, if I may.

6 ACTING CHAIR HAMMES: But since Reed and
7 John have already indicated that they would vote
8 no to your point, I mean, it's up to you guys,
9 Claudio's, whether you want us to put this to a
10 vote right now or hold it over.

11 MR. LOFFREDO: I defer to -- I defer to our
12 Attorney, Brian.

13 MR. DESESA: Yeah. I mean, if it's -- if
14 that's where we're at at this point, we're going
15 to have -- we have no choice at this point but to
16 delay.

17 ACTING CHAIR HAMMES: So, John and Reed,
18 what would you want to see in terms of next
19 steps?

20 MEMBER KYRK: I'm comfortable with the
21 agreement on the nine points on the plan to
22 address that. That's documented, I can look
23 at it.

24 I'm comfortable that the sound mitigation
25 is and our -- and the science. So if these are

1 things the experts recommend, I believe in good
2 faith that that's what's going to mitigate the
3 sound, and if doesn't, we'll talk again, right?
4 So I guess I would like that subject to review
5 some reasonable time after we -- after we make
6 the modifications and see what to do.

7 But, I mean, for me, like to feel
8 comfortable about that, you know, I got to tell
9 my neighbors that we approved 200-some seats.
10 What do we do about parking? I don't know.
11 Right now, the answer is I don't know. Until I
12 know, I'm not inclined to move forward.

13 So the other things I think were fine, you
14 know. They're documented, I can see what we
15 intend to do. The parking, I have no idea at
16 this point.

17 ADMINISTRATOR PALLAS: Madam Chair, if
18 I may.

19 ACTING CHAIR HAMMES: Yeah, Paul.

20 ADMINISTRATOR PALLAS: I just want to point
21 out, we did receive two chat messages. I didn't
22 know if you wanted to have me read them now or
23 not.

24 ACTING CHAIR HAMMES: Sure, go -- sure, go
25 ahead.

1 ADMINISTRATOR PALLAS: First, they are both
2 from the same individual, Marcia Kebbon. I
3 apologize if I mispronounced the name. The first
4 comment says, "What about putting parameters in
5 place that outline what the Village PB would like
6 it see, so that there is a formal guideline in
7 place to reference, should there ever be an
8 issue?" The following -- follow-on comment from
9 that was, "Especially with the 57 lost parking
10 spaces with new Front and Main Street parking
11 closures."

12 ACTING CHAIR HAMMES: Okay. Well, I mean,
13 I think that, obviously, to the Claudio's team,
14 thank you for being on this call, but it sounds
15 like we're going to have to hold this over. For
16 what it's worth, I mean, my views on this are
17 that we're not going to have a resolution on this
18 parking any time soon, and --

19 MR. LOFFREDO: One of -- the other point I
20 wanted to make --

21 ACTING CHAIR HAMMES: If what we're looking
22 for is actual guaranteed additional parking, I
23 think that's going to be a hard delivery
24 requirement in the current environment with COVID
25 and the change in the school administration. So,

1 effectively, just to be clear, I mean, we're
2 going to be telling Claudio's we're going to be
3 putting this off for some time.

4 MR. LOFFREDO: I just -- one of the points
5 I want to make, and I think, Robert, you need to
6 back me up on this, I think the seat count we're
7 talking about is not correct. We keep hearing
8 238. I know we have 108 on the veranda, we're
9 asking for 50 more on the waterfront. I think
10 that's been documented, and I don't -- I don't
11 believe it was more than another 25 for bench
12 seating out on the back of Crabby Jerry's.
13 Robert?

14 MR. BROWN: I'm just double-checking that
15 right now.

16 MR. LOFFREDO: That might be --

17 MEMBER COTUGNO: It's on the first sheet.
18 It's on the first sheet of Robert's plan.

19 ACTING CHAIR HAMMES: The KPC has 108
20 additional outdoor seats, 32 for Claudio's, 52
21 for the waterfront, and 35 for the pizza, which
22 he's -- I didn't do the math, but according to
23 him adds up to 227, which is probably about
24 right, right?

25 MR. BROWN: I believe that's -- I believe

1 that's correct.

2 MR. LOFFREDO: Fifty-two outdoor seats at
3 the waterfront, 32 additional seats at Crabby
4 Jerry's. I guess, if you count picnic -- public
5 seating for picnic tables, yeah, I guess you
6 could put that in the count, but that was not --
7 okay.

8 MEMBER KYRK: Just what's the number, you
9 know?

10 ACTING CHAIR HAMMES: I mean, I guess, at
11 this point, I would propose -- Claudio's, I mean,
12 do you guys want to think about this and come
13 back with your proposal as to how to address
14 parking in order to move this proposal along at
15 the next meeting?

16 MR. LOFFREDO: It sounds like we have to.

17 MR. DESESA: We have to, yeah. It would
18 have to be next meeting

19 MR. LOFFREDO: I don't think we're going to
20 get a positive, positive vote today even with
21 some contingencies involved. You know, we'll --

22 ACTING CHAIR HAMMES: Okay.

23 MR. LOFFREDO: What we can do is pursue,
24 pursue this agreement with the new School
25 Administrator and hope that will cause (audio

1 malfunction).

2 ACTING CHAIR HAMMES: Okay. That -- just
3 so that -- just so that the Board has an
4 understanding on this, because I looked at the
5 minutes earlier to refresh people's memory, that
6 was for about 30 some-odd parking spots, you
7 said, correct?

8 MR. LOFFREDO: Well, typically, on any
9 given day, we have somewhere around 30 employees
10 that take up parking spaces on the property. But
11 we also allow some parking for our neighbors, you
12 know, the restaurants that surround our property,
13 and we try to be good neighborhoods to them as
14 well. So we'd offer them to park on the school
15 grounds, as well as -- as well as our own staff,
16 and potentially other people who visit Greenport.
17 Our agreement called for 100 additional spaces
18 from the school parking lot.

19 MEMBER KYRK: The number I've heard for the
20 staff was 50 before, not 30.

21 ACTING CHAIR HAMMES: My understanding --

22 MR. LOFFREDO: Might have been including --
23 including -- yeah, if you add security on
24 weekends, yeah, we do have about 12 security on
25 any given day.

1 MEMBER KYRK: Okay.

2 ACTING CHAIR HAMMES: Reed, I was really
3 asking, I was trying to understand how many
4 spaces they thought they would get out of the
5 agreement with the school if they got it in
6 place.

7 MEMBER KYRK: I see.

8 ACTING CHAIR HAMMES: Because it's not
9 going to be 25, so just so everybody's clear on
10 that.

11 MR. DESESA: Correct.

12 ACTING CHAIR HAMMES: Okay. Well, thank
13 you all for participating and for all the hard
14 work you've been doing. It is greatly
15 appreciated, and we appreciate everything you do
16 for the community. And I guess we'll speak.
17 We'll table this until June, actually the 25th
18 meeting at this point, unless anybody has
19 anything else to add.

20 MEMBER COTUGNO: No.

21 MR. LOFFREDO: No.

22 ACTING CHAIR HAMMES: All right. Thank you.

23 All right. So now we are on Item No. 5,
24 123 Sterling Avenue. This is a Pre-Submission
25 Conference regarding the application submitted by

1 Paul Pawlowski on behalf of 123 Sterling Ave
2 Corp. The application is for possible amendments
3 to a stipulation agreement dated March 12th, 2007
4 for the property located at 123 Sterling Avenue.
5 This Property is located in the W-C (Waterfront
6 Commercial) District. This property is not
7 located in the Historic District. It is Suffolk
8 County Tax Map # 1001-3.-5-16.4,16.5

9 Paul, I think you're on. Would you mind
10 walking us through your proposal briefly? Paul?

11 MR. PAWLOWSKI: Can you hear me properly?

12 ACTING CHAIR HAMMES: You're very soft.
13 Can you get a little closer to the mic?

14 MR. PAWLOWSKI: I'm going to change my
15 microphone to a better one, okay?

16 ACTING CHAIR HAMMES: Okay.

17 MR. PAWLOWSKI: How about now? How about
18 now?

19 ACTING CHAIR HAMMES: That's a little
20 better. That's a little better.

21 MR. PAWLOWSKI: Okay. Thanks for your time
22 tonight. I'm going to get rid of this screen.
23 Okay. I'm on one computer now. Thanks for your
24 time tonight. I appreciate this extra effort
25 with these meetings online, so I appreciate that

1 effort greatly.

2 So to bring you through my recent proposal
3 for the Board, this proposal is based on, you
4 know, basically the last 12 months of listening
5 and learning and trying to come up with a plan
6 that doesn't have a lot of strings attached, and,
7 hopefully, is looked at as an improvement to
8 what's already permitted.

9 To talk about the site plan modifications
10 themselves, we're proposing to remove the parking
11 along Sterling Avenue, Landbank those parking
12 spots, and put in sidewalks and landscaping along
13 there. This way people have the opportunity in
14 the neighborhood to walk down to the waterfront
15 without having to walk by, you know, 21 parking
16 spots or cars.

17 We propose doing a green landscape buffer.
18 I did see some of the comments from the Planner.
19 We have no opposition if we want to do, you know,
20 maple trees, or whatever the Planning Board sees
21 fit, what type of landscaping.

22 But the main reason for that parking to be
23 removed is I think we do believe, and I do
24 believe some of the -- most of the neighbors
25 agree that they would prefer the sidewalks over

1 the parking spots, because it would just look
2 like a line of, you know, 21 cars.

3 We're still proposing to offer up and
4 donate some waterfront space to add to the
5 already public space in that area. So that's --
6 those are like the two major site plan, you know,
7 modifications to the actual physical site itself.

8 Now, as far as the proposal goes with the
9 merits of this application, the biggest thing
10 that we're proposing is to improve on the
11 affordable housing requirement and stipulation.
12 Currently, we're required to do five units, sell
13 those units, and there's really no long term in
14 perpetuity to those units.

15 I know in the past some of the Planning
16 Board members expressed rentals versus for sale.
17 We are -- we are keen on either rentals or for
18 sale. The reason why I say rentals or for sale
19 is based on what we could get approved with the
20 Attorney General and a condo offering plan.
21 However, the proposal to -- would be to make
22 them -- regardless of rentals or for sale,
23 affordable in perpetuity, match the HUD
24 guidelines, work with the Village on those
25 guidelines so there's more restrictions to it.

1 Obviously, it would, you know, still go to a
2 Village employee, a resident that has proved to
3 be in the Village or the school district for
4 two-plus years. But the big ingredient is to
5 keep them affordable in perpetuity.

6 The main reason that we propose doing them
7 in their own structure is it gives us the
8 opportunity to then assess the CAM charges so
9 that they are affordable, that they're not mixed
10 in with the market rate units where the CAM
11 charges might not seem affordable and go against
12 the intent of the housing requirement. It's
13 basically then they would be subject to keeping
14 that structure nice and not have to chip in
15 towards the -- you know, the bigger building.
16 That's one main reason that we proposed doing it
17 in their own structure.

18 Another reason is it will eliminate some --
19 you know, that parking area off Ludlam is large,
20 so this would help break -- you know, it would
21 improve the flow of the overall site plan with
22 the entrance off Ludlam through Sterling. And we
23 propose doing a similar architecture, you know,
24 just a newer version of the style homes that are
25 on Ludlam. And that's another -- you know, what

1 we see as an improvement based on the site plan
2 itself and the flow of the site plan. But it's
3 really imperative that this affords us the
4 ability -- while it's going to cost us more to do
5 it, it affords us the ability to make them
6 affordable and assess those units in an
7 affordable way long term when it comes to
8 maintenance and things of that nature.

9 So that is the -- those are really what
10 we've proposed. It's minor site plan
11 improvements, and the one merit trying to improve
12 and offer the affordable housing requirements.
13 And that's our goal, and to keep it much more
14 simple, not deviate much from the approved
15 stipulation, and see if we could work together to
16 make this happen.

17 ACTING CHAIR HAMMES: Paul, just -- I mean,
18 I know you got the KPC comments, I don't think
19 you got them until today. Did you have any other
20 responses to any of the -- I think he pointed out
21 some inconsistencies on the parking.

22 MR. PAWLOWSKI: If you don't mind if I go
23 through it. So the -- basically, if -- the
24 biggest thing is the commercial space, as far as
25 what's already permitted and approved, that's the

1 parking calculations. But the -- if we -- we
2 would meet the parking requirement based on the
3 new approval by Landbanking the already
4 preexisting approved parking spots on the
5 parking.

6 The one thing I noticed, the building
7 itself is 14,800 square feet, we'll update the
8 site plan to reflect that. It just always said
9 15,000. And then the secondary one that's
10 already -- we just have to remove it in the
11 modified plans, because we wouldn't have 16,000,
12 because we would be getting rid of that
13 outbuilding. So we'll clear up that parking
14 calculation on the resubmission. This shouldn't
15 have 16,000, it should only have the first floor
16 of the main building with no secondary
17 outbuilding, and then we would still meet that
18 parking requirement. Yes, parking spaces would
19 be Landbanked, but we feel we have more, more
20 than enough parking for residents, and even if
21 they have guests with -- with what we'd be
22 providing.

23 To touch base on a few other items in KPC's
24 list of comments, so I just went over the
25 parking. We have to remove the secondary

1 building, and we'll update the narrative on the
2 parking for the resubmission for you on the
3 built.

4 The second -- his comment on the
5 landscaping, especially near the proposed
6 outbuilding, to add some island landscaping in
7 the parking lot, that's not -- we agree with
8 that. The approach for the landscaping down
9 Sterling Avenue, we agree with that. If it's
10 maple trees versus a green arborvitae, we're all
11 for that. What else?

12 The building itself, we'll update the
13 proper square footage to the -- the permits, that
14 is -- the permit is 14,800, we'll update that
15 narrative properly. I believe the site plan
16 showed the open -- the vestibule, so we'll update
17 that so it's accurate.

18 And we -- you know the biggest thing about
19 this proposed building, the goal tonight is to
20 get a -- answer some questions and, you know, get
21 some feedback, because we will submit a floor
22 plan on those five units. They'd be roughly 600
23 square foot units, one bedrooms for the
24 affordable housing.

25 We would, obviously -- we submitted a

1 general look of the building, and we would then
2 take it a step further, based on comments, to
3 submit a floor plan and the other elevations of
4 that building to show how it would work.

5 Each unit would have its own entrance to
6 their space. It's nice, because they would have
7 the parking spaces on our property, not on the
8 street, to accommodate them.

9 Lighting plan you already have, but we will
10 submit a lighting plan based on this proposed,
11 proposed site plan. Same with this landscaping
12 plan, we will submit one based on this, the
13 comments that were put together.

14 And I believe I hit on all the components
15 of the comments from KPC.

16 MEMBER COTUGNO: So I must say, I'm happy
17 with what you did, Paul.

18 MR. PAWLOWSKI: I appreciate it. I also,
19 to bring back -- I've met with the SBNA several
20 times over the past year, several times recently.
21 I'm hearing their comments on improving the look
22 of the building to a much more traditional look.
23 Basically, what we did was we took the same exact
24 building that's approved and we updated all the
25 trim package to resemble a much more traditional

1 look that doesn't look so industrial and just a
2 gray big building. This would be reclaimed
3 brick, shiplap, and much more traditional touches
4 to the building, and that's our goal.

5 One comment that Kyle had on this was where
6 would be the indoor storage and parking. In the
7 original proposed building, there's a garage door
8 on the west side of the building, and there's a
9 section, roughly 4,000 square foot of that, where
10 that would still stay the same. So to answer the
11 question on where that would be, it would be on
12 the west side where the permitted large garage
13 door opening is.

14 ACTING CHAIR HAMMES: Any other questions
15 or comments from the Board?

16 MEMBER DOUGHERTY-JOHNSON: What's the
17 difference? What's the difference from the
18 last -- not original stipulation, but just like
19 last time we saw you, the last proposal -- and I
20 apologize if it's like in my email or I got it
21 today, but my -- is the one building has the
22 market rate apartments or condos.

23 (Background Audio Noise)

24 MS. BRAATEN: Paul. I'm sorry, could you
25 hold on one second?

1 MEMBER DOUGHERTY-JOHNSON: You're breaking
2 up. I don't think Lucia can get anything.

3 MS. BRAATEN: I can't hear.

4 ACTING CHAIR HAMMES: Lucia has to get
5 everything.

6 MS. BRAATEN: Yeah, I can't hear it.

7 MEMBER DOUGHERTY-JOHNSON: I just wanted to
8 go through what changed since we last saw Paul
9 and that proposal, because I'm a little confused.
10 And apologize if it's in my email or I got it
11 today, but -- because, from my understanding
12 right now, there's the one building with the
13 market rate that has parking inside, and then I
14 think what we last had heard was there was
15 another building what was going to be partly
16 commercial originally, but then that was going to
17 be the affordable units. But now these are the
18 affordable units and are more -- they're located
19 in a different area?

20 MR. PAWLOWSKI: So I'll bring you through.
21 So just to touch on what we spoke about last
22 time, originally, I was proposing a total of 25
23 units on the site, 20 market rates and five
24 affordable rate, and reducing the commercial
25 space on the first floor considerably, and that

1 also included staying with the marina
2 outbuilding. Now we are proposing 17 market rate
3 in the main building on the second and third
4 floor only, keeping the commercial, waterfront
5 commercial space as is, and removing the marina
6 outbuilding entirely, and putting the five
7 affordable rate units in that one structure off
8 Ludlam to the east side of the building. So that
9 is the biggest -- that's the component, is
10 talking, you know, the five affordable rate units
11 in their own stand-alone building off Ludlam, and
12 not what I proposed last year.

13 MEMBER DOUGHERTY-JOHNSON: Sorry. So this
14 picture --

15 MR. PAWLOWSKI: Yep.

16 MEMBER DOUGHERTY-JOHNSON: -- is one of the
17 affordables?

18 MR. PAWLOWSKI: That is a --

19 MEMBER DOUGHERTY-JOHNSON: Right?

20 MR. PAWLOWSKI: They would all go in one
21 building. That is the structure. It's a
22 25-by-60 structure, 3,000 square foot. They
23 would all have their individual doors on the east
24 side of that building. So that would -- that's
25 the elevation off Ludlam. That's just a general

1 look of the building, what you would look at if
2 you were driving down to the end of Ludlam.

3 MEMBER DOUGHERTY-JOHNSON: Gotcha, okay.

4 ACTING CHAIR HAMMES: Rob and Paul, does
5 this -- Paul Pallas, does this -- because this is
6 on Ludlam, presumably, it will have to go to HPC,
7 right? Doesn't this have to go to HPC anyway
8 because of the settlement agreement?

9 MR. CONNOLLY: It will have to go to HPC.

10 ADMINISTRATOR PALLAS: Yeah, it would have
11 to go to HPC. Yes, correct, it would need to go
12 to HPC. It would actually -- Rob, correct me if
13 I'm wrong, but, actually, since we would be
14 changing the stipulation itself, in addition to a
15 site plan approval, it would require a separate
16 approval of the change to the stipulation
17 agreement, and that would be the same for all the
18 Boards, I believe.

19 MR. CONNOLLY: Right.

20 ACTING CHAIR HAMMES: So just again,
21 because I know we've had this conversation many
22 times throughout the process, but since we're
23 amending the stipulation agreement, this will
24 have to go to each Board and the Board of
25 Trustees for approval, correct?

1 MR. CONNOLLY: It will.

2 ACTING CHAIR HAMMES: And will each Board
3 have a public hearing on it?

4 MR. CONNOLLY: Yeah, each Board will have a
5 public hearing on it, yeah, on it, amending the
6 stipulation.

7 ACTING CHAIR HAMMES: All right. So I
8 guess the next step for us, if nobody has anymore
9 questions or anything, would be what, for Paul
10 Pawlowski to submit the formal site plan, and
11 then for us to have a public meeting?

12 ADMINISTRATOR PALLAS: I think there are
13 two -- I mean, we could do that. Rob, correct me
14 if I'm wrong, we could do that. There were a
15 number of questions that were raised. If you
16 decide you want to see responses to those
17 questions first, that's one course of action.
18 Again, because it does have to go to other
19 Boards, in particular --

20 ACTING CHAIR HAMMES: You mean the
21 questions raised in the KPC report, Paul?

22 ADMINISTRATOR PALLAS: Correct, yes. I'm
23 sorry, yes.

24 ACTING CHAIR HAMMES: I assume you would
25 address those in connection with the final site

1 plans that he has to submit.

2 ADMINISTRATOR PALLAS: Of course. That is
3 an option, of course. Just to note that the new
4 building for the affordable units will likely
5 have zoning variance requirements in addition to
6 the change in stipulation. So you -- then your
7 typical process is to refer it to the Zoning
8 Board at some point, and just so you're aware of
9 that. That's -- and Rob, jump in if I don't --

10 MR. CONNOLLY: Yes. And, you know, I don't
11 think we should refer it to the Zoning Board yet,
12 because the Zoning Board could -- you know, could
13 grant variances that the Village Trustees may not
14 agree to in amending the stipulation. So we have
15 to, you know, flesh that issue out first. So you
16 might want to have it -- you know, have the
17 Village Trustees comment on it.

18 ACTING CHAIR HAMMES: Give some direction
19 what our next steps are as the Planning Board. I
20 mean, have we already taken -- do we have Lead
21 Agency status on this already, or is that not
22 relevant because it's a modification?

23 MR. CONNOLLY: Exactly.

24 ACTING CHAIR HAMMES: It still seems like
25 there's a chicken and the egg in terms of how we

1 get the approval process started on all of this,
2 or not approval, as the case may be.

3 MR. CONNOLLY: I believe it's going to be
4 discussed with the Trustees next, correct, Paul?

5 ADMINISTRATOR PALLAS: Yeah, that -- I
6 think that would be the logical next step.
7 Again, because the stipulation does require
8 approval of each Board, I think it probably makes
9 a lot of sense for the Village Board to weigh in
10 at this stage before too much more work gets done
11 on the part of either the applicant or the
12 Boards. I think that that would make sense to
13 me. Rob, I'm assuming you agree with that.

14 MR. CONNOLLY: Yes.

15 MR. PAWLOWSKI: Yeah, with the -- I think
16 the overall goal on my end is all these comments
17 by KPC are very easy to work with the Planning
18 Board, you know, resubmit work with the Planning
19 Board on these, you know, the landscaping, some
20 of these comments. But our goal as the applicant
21 is, hey, we're proposing this five-unit
22 outbuilding and here's why, and then seeing any
23 comments from the Planning Board, and then,
24 obviously, doing the same with the Trustees, and
25 then, obviously, at the end of the day, coming --

1 you know, coming back to Planning to make sure
2 it's -- you know, the landscape plan looks right
3 and things like that.

4 The big ingredient is we're -- you know,
5 the main ingredient is this five affordable unit
6 structure. As far as the removal of parking
7 along Sterling, all that, I think that's more
8 standard Planning Board Department, you know --
9 you know, whether they like that or not, or the
10 trees and what have you.

11 So our goal is to get some sort of
12 direction on the next step, so we can see if the
13 overall scope, the big picture makes sense or not
14 to the Village of Greenport and the Boards.

15 ACTING CHAIR HAMMES: Yeah. Well, I
16 generally don't have any objections to the
17 affordable housing being in a different building.
18 But it sounds like we need to get -- well, Paul,
19 again, I mean, I guess, Paul Pallas and Rob, I
20 would defer to you in terms of giving Paul
21 Pawlowski some guidance on what he should do
22 next.

23 ADMINISTRATOR PALLAS: I mean, again, Rob,
24 correct me if I'm wrong, I think a formal request
25 from the applicant to the Village Board of

1 Trustees with this plan, and the -- basically,
2 the same description of the changes to the
3 stipulation, so that the Board has something to
4 look at that is within their purview, based on
5 the stipulation agreement, makes the most sense.

6 MR. CONNOLLY: I agree.

7 MR. PAWLOWSKI: And, Paul, and what I would
8 do, when I make that submission, I will update
9 accordingly based on these comments, so that
10 they're already in whatever the Trustees will see
11 based on KPC comments. I think that would be
12 smart to do.

13 ADMINISTRATOR PALLAS: Yeah, I think that
14 would make the most sense, yes.

15 MR. PAWLOWSKI: With the floor plan, the
16 elevations, the narrative, so it's exactly clean
17 before it gets to the Trustees, and then it's
18 also handled.

19 ADMINISTRATOR PALLAS: Yes.

20 ACTING CHAIR HAMMES: All right, sounds
21 good. All right. Thank you, Paul, it was
22 helpful.

23 MR. PAWLOWSKI: Thank you, guys, I
24 appreciate this. This is different for all of
25 us, but it's definitely a work in progress. I

1 appreciate it.

2 ACTING CHAIR HAMMES: Yep, no problem.

3 Thank you, Paul.

4 All right. So I guess that takes us to
5 Item No. 6, which is a motion to adjourn. Do I
6 have a second?

7 MEMBER COTUGNO: Second.

8 ACTING CHAIR HAMMES: All those in favor? Aye.

9 MEMBER COTUGNO: Aye.

10 MEMBER DOUGHERTY-JOHNSON: Aye.

11 MEMBER KYRK: Aye.

12 ACTING CHAIR HAMMES: Take care, everybody.

13 MEMBER COTUGNO: Bye-bye.

14 ACTING CHAIR HAMMES: Thanks, Bye.

15 ADMINISTRATOR PALLAS: Take care.

16 (The meeting was adjourned at 5:24 p.m.)

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#	3	53:22	added [1] - 36:3	affords [2] - 61:3, 61:5
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