

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, New York

9
 10 November 19, 2019
 11 6:00 p.m.

12
 13 B E F O R E:

- 14 JOHN SALADINO - CHAIRMAN
- 15 DAVID CORWIN - MEMBER
- 16 DINI GORDON - MEMBER
- 17 JACK REARDON- MEMBER
- 18 ARTHUR TASKER - MEMBER
- 19
- 20 ROBERT CONNOLLY - ZONING BOARD ATTORNEY
- 21 PAUL PALLAS - VILLAGE ADMINISTRATOR
- 22 AMANDA AURICHIO - CLERK TO THE BOARD

23
 24
 25

1 (The meeting was called to order at 6:02 p.m.)

2 CHAIRMAN SALADINO: Folks, good evening.

3 This is the Village of Greenport Zoning Board of
4 Appeals regular meeting.

5 Item No. 1 is a motion to accept the minutes
6 of the October 15th, 2019 Zoning Board of Appeals
7 meeting. So moved.

8 MEMBER GORDON: Second.

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER CORWIN: Aye.

11 MEMBER GORDON: Aye.

12 MEMBER REARDON: Aye.

13 MEMBER TASKER: Aye.

14 CHAIRMAN SALADINO: And I'll vote aye.

15 Item No. 2 is a motion to approve the
16 minutes of the August 20th, 2019 and
17 September 17th, 2019 Zoning Board of Appeals
18 meeting. So moved.

19 MEMBER TASKER: Second.

20 CHAIRMAN SALADINO: All in favor?

21 MEMBER GORDON: Aye.

22 MEMBER REARDON: Aye.

23 MEMBER TASKER: Aye.

24 CHAIRMAN SALADINO: I'll vote aye.

25 Any abstentions?

1 MEMBER CORWIN: Abstain.

2 CHAIRMAN SALADINO: And one abstention.

3 Item No. 3 is a motion to schedule the next
4 Zoning Board of Appeals meeting for Tuesday,
5 December 17th, 2019 at 6 p.m. at the Third Street
6 Fire Station, Greenport, New York 11944. So
7 moved.

8 MEMBER GORDON: Second.

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER CORWIN: Aye.

11 MEMBER GORDON: Aye.

12 MEMBER REARDON: Aye.

13 MEMBER TASKER: Aye.

14 CHAIRMAN SALADINO: And I'll vote aye.

15 Item No. 4 is 326 Front Street. It's a
16 continuation of a Public Hearing regarding area
17 variances requested by ANVK Holdings Trust (the
18 Greenporter Hotel) for the property located at 326
19 Front Street. The Suffolk County -- Suffolk
20 County Tax Map Number is 1001-4.-8-29,30 & 31.

21 Before we -- before we open it up to the
22 public, there's a couple of things I want to -- I
23 want to -- we have a letter from -- the applicant
24 has -- the applicant I don't believe is here. Her
25 architect is not here. We've been informed that

1 she's retained counsel. I have a letter from the
2 counsel, it's addressed to Mr. Pallas.

3 It says, "Dear Mr. Pallas, I've been asked
4 to assist the owners of the Greenporter Hotel with
5 the application before the Zoning Board of
6 Appeals. I understand the matter is on the Zoning
7 Board's agenda for tomorrow evening,
8 November 19th, 2019. I have a conflict with a
9 matter in the Town of Riverhead, and, therefore,
10 respectfully request that the hearing be
11 adjourned." So we're going to take that into
12 consideration.

13 Also, before we let the public speak, if
14 anyone from the public wants to speak, we have --
15 we have -- should I ask the public if they want to
16 speak first, or read this Planning Board memo into
17 the record?

18 MEMBER GORDON: Read it.

19 MEMBER TASKER: You don't need to read it
20 at all.

21 CHAIRMAN SALADINO: Why not?

22 MR. CONNOLLY: Yeah, I mean, they asked for
23 an adjournment, so we'd just adjourn the public
24 hearing until next month.

25 MEMBER TASKER: Yes.

1 MR. CONNOLLY: Since they're not here to
2 respond to any --

3 CHAIRMAN SALADINO: Yeah, but the public's
4 here. The public shouldn't be penalized because
5 the attorney is in Riverhead talking about
6 something else.

7 MR. CONNOLLY: The applicant has a right to
8 an adjournment.

9 CHAIRMAN SALADINO: Well, let me ask. Not
10 that I'm opposed to it, but let me ask you, what's
11 the difference between adjourning the public
12 hearing or just keeping it open and --

13 MR. CONNOLLY: Well, they're asking for you
14 to adjourn so it's not discussed this evening.

15 MEMBER GORDON: Is there a requirement on us
16 to respond to that request?

17 MR. CONNOLLY: Well, it's usually -- it's a
18 courtesy that is normally granted to applicants
19 when they ask that.

20 MEMBER GORDON: But we could -- we could
21 respond to the request after we do a little bit of
22 the business that is usually done in the hearing,
23 right?

24 MR. CONNOLLY: Well, there's nobody, there's
25 nobody here to respond to it for the applicant.

1 CHAIRMAN SALADINO: Well, they could respond
2 next month. What's the -- basically, what I'm
3 asking is like what's the detriment? What harm
4 does it do?

5 MR. CONNOLLY: Because they asked for an
6 adjournment. I mean, that's --

7 MEMBER REARDON: Their will.

8 CHAIRMAN SALADINO: Between me and you,
9 or between --

10 MEMBER REARDON: No, it's --

11 CHAIRMAN SALADINO: -- me and them?

12 MEMBER TASKER: It's like being a little bit
13 pregnant, John. If you have an adjournment, you
14 have an adjournment.

15 CHAIRMAN SALADINO: I'll leave it to the
16 members. Should -- I'll make a motion that we
17 withhold the Planning Board's remarks until next
18 month, we adjourn this public hearing until
19 December -- help me out here.

20 MEMBER REARDON: Seventeenth.

21 CHAIRMAN SALADINO: December 17th meeting.
22 So moved.

23 MEMBER TASKER: I'd like to propose an
24 amendment that you delete the reference to the
25 Planning Board's note -- letter to us, and simply

1 adjourn the public hearing until next month, as
2 requested by Mr. Kay. I move that amendment. Is
3 there a second?

4 MEMBER REARDON: I'll second that amendment.

5 CHAIRMAN SALADINO: Can we have a
6 discussion? Why, why would it be inappropriate to
7 read these comments and provide the applicant with
8 a copy of them? She's already been to -- the
9 applicant's already been to the Planning Board.
10 Why would it -- why would it be inappropriate to
11 read the applicant -- the Planning Board's
12 comments? They held a special hearing -- a
13 special meeting, actually, to make these comments.

14 MEMBER TASKER: At our -- at our request.

15 CHAIRMAN SALADINO: And they accommodated us.

16 MEMBER TASKER: Yes. And this is in
17 response to our questions or our request for
18 information. It is not a submission from the
19 public that necessarily should be part of the
20 public hearing. It can -- it is to be discussed
21 by us in our deliberations, and if we want to take
22 it into account in the determination we make on
23 that, we may do that, but all of it should be done
24 in front of the applicant.

25 CHAIRMAN SALADINO: Well, the request that

1 we made -- I'm not sure I agree with that Arthur,
2 but I'll leave it up to the members. But just to
3 clarify, the request that was made was the Board
4 of Appeals has requested that the opinions
5 regarding these details and any others that affect
6 the aforementioned application be conveyed in
7 writing before the next meeting on November 19th,
8 2019, at which time the Zoning Board will continue
9 the public hearing for 326 Front Street.

10 MEMBER REARDON: We -- I'm sorry.

11 CHAIRMAN SALADINO: That was our -- that was
12 our request.

13 MEMBER REARDON: We have an amendment on the
14 table, we have to move on that.

15 MEMBER TASKER: The amendment's been made
16 and seconded.

17 MEMBER REARDON: Right, we have to vote on
18 that.

19 MEMBER TASKER: I call the question.

20 CHAIRMAN SALADINO: No discussion? Isn't
21 that what I asked for, discussion?

22 MEMBER REARDON: Right.

23 MEMBER TASKER: To the amendment.

24 CHAIRMAN SALADINO: Yeah.

25 MEMBER TASKER: I call the question.

1 CHAIRMAN SALADINO: All those in favor?

2 I'll call the roll. David.

3 MEMBER CORWIN: No.

4 CHAIRMAN SALADINO: Diana.

5 MEMBER GORDON: Yes.

6 CHAIRMAN SALADINO: Jack.

7 MEMBER REARDON: Yes.

8 CHAIRMAN SALADINO: Arthur.

9 MEMBER TASKER: Yes.

10 CHAIRMAN SALADINO: I'll vote no.

11 So we're going to put that on the side.

12 We're not going to read the Planning Board's
13 comments.

14 MEMBER TASKER: We're back to your amended
15 motion, which is to adjourn the public hearing, I
16 believe, until next month, at the request of the
17 attorney for the applicant.

18 CHAIRMAN SALADINO: Was that seconded?

19 MEMBER TASKER: Yes, it was.

20 MEMBER GORDON: Yes, I think so.

21 CHAIRMAN SALADINO: Okay. David.

22 MEMBER CORWIN: No.

23 CHAIRMAN SALADINO: Diana.

24 MEMBER GORDON: Yes.

25 CHAIRMAN SALADINO: Jack.

1 MEMBER REARDON: Yes.

2 CHAIRMAN SALADINO: Arthur.

3 MEMBER TASKER: Yes.

4 CHAIRMAN SALADINO: I don't have a problem
5 adjourning the public hearing. You know, I had
6 just thought that -- I'm going to vote yes, also,
7 but my explanation is I had thought that perhaps
8 there's people from the public that would have
9 liked to speak. They took the time to come here.
10 We should have afforded them that courtesy. We
11 imposed the Planning Board to hold a special
12 meeting, they had comments, they did. I just
13 thought we should -- our courtesy should extend to
14 the public and the Planning Board in addition to
15 the applicant. I vote yes, also.

16 MEMBER REARDON: And I acknowledge your
17 comment, it is a good courtesy to do that.
18 Unfortunately, protocol, you know, sort of
19 prohibits us from doing that, that's how I see it.

20 CHAIRMAN SALADINO: I don't see anything in
21 our mandate that says we're obligated to do that.

22 MEMBER TASKER: To do?

23 MEMBER GORDON: We did have two meetings at
24 which we held a hearing and there were a lot of
25 people who spoke, so I don't feel as though we're

1 stifling public comment.

2 CHAIRMAN SALADINO: I don't feel we're --

3 MEMBER TASKER: We have -- we have

4 comment --

5 CHAIRMAN SALADINO: I don't feel we're

6 stifling -- excuse me. I don't feel we're

7 stifling public comment. I feel that sometimes

8 people leave their home, we encourage them. This

9 Board, the Village Board, the Planning Board

10 encourage people to leave their home, leave their

11 dinner on the table, come to these meetings to be

12 informed, be aware, and make their statement.

13 Now, because -- because of something we received

14 yesterday, those people are enjoined, they're not

15 afforded, whoever they might be, they're not

16 afforded the opportunity to come. So they left

17 their dinner, they left their family at home, and

18 now, because someone else is choosing to speak at

19 a wastewater discussion in Riverhead, those people

20 who live in Greenport don't get a chance to speak

21 on this application. I don't think it's right. I

22 think we're here to --

23 MEMBER TASKER: Mr. Chairman the only

24 thing I'll -- the thing that I will disagree with

25 you on this is that it's not like we have never --

1 the Zoning Board, not we, the Zoning Board of
2 Appeals has never adjourned a meeting, or, rather,
3 adjourned a public hearing on short notice without
4 early notice to the public, and they've showed up
5 hungry and gone home unsatisfied because they
6 haven't been able to speak. This is not the first
7 time this has occurred.

8 CHAIRMAN SALADINO: Never, never on my vote.
9 Never, never by me voting yes, so I can't -- I
10 can't speak. I don't have the minutes or the --
11 that information in front of me, but I have never
12 done that.

13 MEMBER TASKER: Nor do I, but I'll bet you
14 money, marbles and chalk it's been done before.

15 CHAIRMAN SALADINO: There's no doubt in my
16 mind, Arthur, that it's been done before, but
17 because it's been done before doesn't necessarily
18 make it right.

19 So moving on. Item No. 5 is a public -- are
20 you guys ready for us to move on? Item No. 5 is
21 426 Second Street. A Public Hearing regarding
22 area variances requested by Eric Fischer for the
23 property located at 426 Second Street. The
24 Suffolk County Tax Map is 1001-4.-2-34.1. And for
25 the public that's -- that might be interested, I

1 believe the public notice is attached to the
2 agenda somewhere.

3 Is the applicant here?

4 MR. ABDELMONEIM: Hello. I'm here to
5 represent the client, from Thomas Blore,
6 Architect's Office. Good evening. My name is
7 Ahmed Abdelmoneim from Thomas Blore, Architect's
8 Office, located at 60 Carlton Avenue, Suite 202,
9 Islip Terrace, New York. You want me to speak
10 about the project?

11 CHAIRMAN SALADINO: Just so we're -- I do,
12 but I'm going to go out of order here a few
13 seconds. I didn't have my list in front of me. I
14 have -- I have the mailings, and I also -- I'm not
15 sure if I have -- and I apologize.

16 MR. ABDELMONEIM: That's okay.

17 CHAIRMAN SALADINO: I'm not sure if I have
18 the applicant's affidavit that you're here to
19 represent them. Do I have that?

20 MR. ABDELMONEIM: You should. If not, I
21 could see if I have a copy of it.

22 CHAIRMAN SALADINO: If you could just give
23 me -- and I would ask the Building Clerk.

24 MR. PALLAS: We have it.

25 CHAIRMAN SALADINO: This was noticed in

1 the --

2 MR. PALLAS: Yes.

3 CHAIRMAN SALADINO: And we have -- we have
4 Mr. Fischer's thing. I'll -- if it's okay with
5 the Board and the public, I'll read the mailings
6 after we get the comments. I'm sorry.

7 MR. ABDELMONEIM: That's okay. All right.
8 Shall I proceed?

9 CHAIRMAN SALADINO: Sure.

10 MR. ABDELMONEIM: Sure.

11 MEMBER CORWIN: Just can I say one thing?
12 The representative was going to be the Architect,
13 Eric Fischer.

14 MR. ABDELMONEIM: Eric Fischer is the
15 homeowner, sir.

16 CHAIRMAN SALADINO: Eric Fischer is the
17 applicant.

18 MEMBER CORWIN: The applicant. Thomas
19 Blore, the -- is going to be the Architect?

20 MR. ABDELMONEIM: Correct.

21 MEMBER CORWIN: So you work for Mr. Blore
22 and are representing him?

23 MR. ABDELMONEIM: Yes.

24 MEMBER CORWIN: Thank you.

25 MR. ABDELMONEIM: Thank you. The project is

1 Located at 426 Second Street, Greenport, New York.
2 The lot size is 50.22 feet by 138.18 feet. It's
3 about 6,940 square feet. We're proposing a lot
4 coverage of 22.28%, approximately 1,546 square
5 feet, in the Zone of R-2. Tax Map Number is
6 1001-4.-2-34.001. This is an existing one-family
7 residence. The property is located on the east
8 side of Second Street, plus or minus, 206 feet
9 south of North Street in Greenport, New York.

10 The intent of this application is to propose
11 a new inground pool, a new hot tub, and a new rear
12 covered porch. The proposed work will be utilized
13 by the owner's family for recreational activities.

14 The proposed rear deck will be in line with
15 the existing wood stoop, which is off of the
16 existing side door of the residence, to allow
17 circulation into the rear yard via a covered deck
18 from the existing side door. The proposed deck
19 will wrap around the house to provide circulation
20 to the opposite side of the property as well.

21 We're also proposing fencing and gates at
22 the midway point of the house to screen any
23 structurals -- any structures from the street
24 view.

25 The proposed pool dimension are 30 feet by

1 16 feet. The proposed hot top is manufactured by
2 Hot Spring, the model is Grandee, and its
3 dimensions are 8 feet 4 inches by 7 feet 7 inches
4 by 38 inches high. The proposed rear deck is
5 approximately 498 square feet.

6 We are requesting five variance items. The
7 first one is for a rear yard setback to the
8 inground pool. We're requesting a rear yard
9 setback of 18.37 feet, approximately 18 feet
10 4 inches, instead of the required 20 feet, to the
11 proposed inground pool.

12 We're requesting a north side yard setback
13 to the inground pool of 16.45 feet, approximately
14 16 feet 5 inches, instead of the required 20 feet.
15 This will require a variance of 3 feet 7 inches to
16 the north side of the pool.

17 The south, we are also requesting a south
18 side yard setback to the pool of 16 feet 5 inches,
19 instead of the required 20 feet, requiring also a
20 3 foot 7 inch setback to the pool.

21 I'd like to clarify the requested setback to
22 the hot tub, as it is noted incorrectly, or maybe
23 mistyped, on the Notice of Disapproval. And the
24 Notice of Disapproval is stating that the seeking
25 setback is to be 15 feet off of the north side of

1 the property line, where, in fact, we're looking
2 for a 13-foot side yard setback, proposed side
3 yard setback, requesting a 7 foot allowance area.

4 So this goes to the fifth -- this goes to my
5 fourth request, which is to the north side yard of
6 the hot tub. We're requesting a 13 foot side yard
7 setback, instead of the required 20 foot, to the
8 proposed hot tub, requiring a variance of 7 foot
9 on the north side setback of the proposed hot tub.

10 And lastly, the fifth variance we are
11 seeking is for the total side yards, which is to
12 the covered deck. We're requesting a total side
13 yard setback of 21.81 feet, which is 21 feet
14 10 inches, instead of the required 25 feet of
15 total side yards, to the proposed rear covered
16 deck, requiring a variance of 3 feet 2 inches for
17 total side yards.

18 If you have any questions, I'll be happy to
19 answer them for you.

20 MEMBER CORWIN: I have a couple of
21 questions.

22 MR. ABDELMONEIM: Sure.

23 MEMBER CORWIN: You went pretty fast for me.
24 I'm slow, no question about it. And the covered
25 porch roof, is that included in that denial?

1 MR. ABDELMONEIM: The rear covered deck has
2 a -- is -- we're requesting a variance for the
3 total side yards to the covered deck.

4 MEMBER CORWIN: To the covered --

5 MR. ABDELMONEIM: Correct.

6 MEMBER CORWIN: All right, fine.

7 MR. ABDELMONEIM: That would be the only
8 provision that is going against your zoning codes.

9 MEMBER CORWIN: I went out there a little
10 earlier this afternoon, when the light was a
11 little better, and there's a shed on the property
12 next door, and it's not noted on the survey, so I
13 guess that's saying that shed is not on Eric's
14 property. Are you familiar with the shed there?

15 MR. ABDELMONEIM: I could confirm that with
16 the survey we have and just give you a definite
17 answer.

18 MEMBER CORWIN: There's a shed back here.

19 MEMBER GORDON: Oh, that, yes.

20 MEMBER CORWIN: What it was, was a -- was a
21 timeline. It was Harry Monsell's probably chicken
22 coop, and then there was a little shed off of the
23 chicken coop. In other words, the piece of
24 property to the east. And then I didn't think to
25 pull out the survey when I went there. I tried to

1 determine where the property line was, and from
2 where I guessed at the property line, that shed is
3 on the property. I see the survey, it's not on
4 the property.

5 MR. ABDELMONEIM: Correct.

6 MEMBER CORWIN: I look at the Southold Town
7 tax parcel identity map, which is a very poor
8 reference, and it shows the shed a little bit. So
9 I guess I'm just wondering.

10 They took the property line that divided all
11 those lots up and down north and south and it's
12 jogged over a little for this particular piece of
13 property. But I just want to be assured in my
14 mind that that shed, where it is on this piece of
15 property and that shed opens to the west. So the
16 only way it could open into that little lean-to
17 shed is to go onto this property, as I can see.
18 So are you familiar with that at all?

19 MR. ABDELMONEIM: Yes, sir.

20 CHAIRMAN SALADINO: Before you --

21 MR. ABDELMONEIM: Sorry.

22 CHAIRMAN SALADINO: David, is that shed on
23 this survey?

24 MEMBER CORWIN: It is not.

25 MEMBER TASKER: Should it be?

1 MEMBER CORWIN: So that's my question,
2 should it be?

3 MR. ABDELMONEIM: So this survey was updated
4 March 8th, 2019 of this year. So if that shed was
5 on this property, it would have been indicated.
6 That would lead me to believe it's not on this
7 property.

8 MEMBER CORWIN: But you're not saying 100%
9 certainty.

10 MR. ABDELMONEIM: Well, if a licensed
11 surveyor surveyed the property, I think it's safe
12 to say it's not.

13 MEMBER CORWIN: Okay.

14 CHAIRMAN SALADINO: My survey says the
15 updated survey was March 8th, 2019, is that --

16 MR. ABDELMONEIM: Correct, yes.

17 CHAIRMAN SALADINO: And on this survey the
18 shed is not there. So, David, your question is?

19 MEMBER CORWIN: Well, was there a mistake
20 made someplace, maybe by the surveyor? Because I
21 looked for a property line. As best I could tell,
22 the shed was over the property line, but that
23 doesn't mean anything. I looked in the Town's tax
24 map locator, that shed is over the property, but
25 that doesn't mean anything. The survey,

1 obviously, has more weight than any of the things
2 I saw.

3 CHAIRMAN SALADINO: Could it be suggested
4 that the shed was added after?

5 MEMBER CORWIN: Oh, no, no. That shed's
6 been there 100 years.

7 CHAIRMAN SALADINO: Then do you think we
8 should just go by the survey?

9 MEMBER CORWIN: At this point in time, yes.

10 CHAIRMAN SALADINO: Okay. So we'll do that.

11 MR. ABDELMONEIM: We're not proposing a
12 shed, sir, so if it is there, the owner would be
13 most likely be happy to remove it as well, if it's
14 on his property.

15 CHAIRMAN SALADINO: Okay. Any other member?

16 MEMBER TASKER: Yeah, I had a question.

17 MEMBER CORWIN: I had some more.

18 CHAIRMAN SALADINO: Oh, I'm sorry. I'm
19 sorry.

20 MEMBER TASKER: Excuse me.

21 CHAIRMAN SALADINO: David's not done.

22 MEMBER TASKER: David, pardon me.

23 MEMBER CORWIN: The circulating pump for the
24 pool and the hot tub, where are they going to be
25 located?

1 MR. ABDELMONEIM: The equipment you're
2 asking?

3 MEMBER CORWIN: Yes.

4 MR. ABDELMONEIM: The equipment, so we
5 created an access panel beneath the deck that
6 would allow for the equipment to be stored there.
7 So the deck is raised.

8 MEMBER CORWIN: North side, south side? The
9 reason I ask is because we've had people come in
10 here before and it's noisy.

11 MR. ABDELMONEIM: Yes.

12 MEMBER CORWIN: Then the pool guy comes in
13 and he says, hey, this is the quietest pump they
14 ever made.

15 MR. ABDELMONEIM: Right.

16 MEMBER CORWIN: He plugs it in, shows us how
17 quiet it is, it's great. Of course, five years
18 later, the bearings get a little sloppy.

19 MR. ABDELMONEIM: Right.

20 MEMBER CORWIN: They start making noise.
21 Then people say, "Uh, the Village of Greenport."
22 So --

23 MR. ABDELMONEIM: We'll be happy to.

24 MEMBER CORWIN: I'd like to see
25 specifications for the pumps --

1 MR. ABDELMONEIM: Sure.

2 MEMBER CORWIN: -- and the location of the
3 pump.

4 MR. ABDELMONEIM: Absolutely. Is there a
5 preferred location you'd like to see it? We would
6 be happy to locate it at your discretion.

7 MEMBER CORWIN: Well, I don't -- I'm not
8 going to design it.

9 MR. ABDELMONEIM: Okay.

10 MEMBER CORWIN: I'm just saying I want to
11 see where it is --

12 MR. ABDELMONEIM: Sure.

13 MEMBER CORWIN: -- and the specifications
14 for the pump.

15 MR. ABDELMONEIM: Absolutely. In our
16 construction documents we show an access panel
17 through the deck that would allow for equipment to
18 be stored beneath it.

19 MEMBER CORWIN: But you're not saying north
20 or south or --

21 MR. ABDELMONEIM: We can definitely indicate
22 this on the site plan accordingly.

23 MEMBER CORWIN: I would appreciate that.

24 Stormwater. That area, that's a little bit
25 higher. If you go a block south, it's a very low

1 area with poor drainage. So the one leader that I
2 saw was on the northeast corner, I didn't think to
3 look for the others, and it's just being
4 discharged to the ground. And I -- like I said, I
5 didn't look for the others. But I'm a little
6 concerned that it would be better if that
7 stormwater discharge was into a -- some kind of
8 receptacle, some kind of dry well.

9 MR. ABDELMONEIM: Okay.

10 MEMBER CORWIN: So that's one thing I would
11 like to see.

12 On the Short Environmental Impact Statement,
13 you -- it says that this was a remediation site.
14 What was the nature of any contamination, what was
15 the remediation?

16 MR. ABDELMONEIM: Well, that was taken
17 directly from DEC. They have a short
18 environmental mapper software that you can access
19 online. So I don't have the exact knowledge as to
20 what type of remediation the site was prior to its
21 current use. I could look into it and find out.

22 MEMBER CORWIN: I think maybe the -- what do
23 you call it? The greenhouse, the glass, there was
24 a -- what do you call them? Greenhouse, I guess,
25 on -- in that location, and that may have been

1 what the -- do you remember where that was,
2 Arthur?

3 MEMBER TASKER: No, I don't.

4 MEMBER CORWIN: That may have been what that
5 remediation was.

6 MR. ABDELMONEIM: Okay.

7 MEMBER CORWIN: The topsoil there, what you
8 have on that property is not what I would call
9 topsoil.

10 MR. ABDELMONEIM: Okay.

11 MEMBER CORWIN: I don't know what you put
12 down there, but it doesn't look like good drainage
13 material to me --

14 MR. ABDELMONEIM: Okay.

15 MEMBER CORWIN: -- which goes back to my
16 question about stormwater discharge. So, I mean,
17 maybe you don't have any information about what
18 was spread there or the nature of the soil, but
19 unless you say to me, "Hey, I saw six inches of
20 topsoil spread there," I'm just kind of wondering
21 what the nature of the soil there is.

22 And I don't have a big problem with this
23 pool as it stands now, unless we have input from
24 the neighbors. But if the Zoning Board is going
25 to give you a gift, I think the Village of

1 Greenport deserves one or two gifts like dry
2 wells --

3 MR. ABDELMONEIM: Sure.

4 MEMBER CORWIN: -- in an area that has a
5 problem with rainwater runoff.

6 And then I think, finally, it must say on
7 the plans, I looked at them carefully, but I don't
8 remember, what's the nature of the roof over the
9 deck? What are the materials?

10 MR. ABDELMONEIM: It would be a standing
11 seam roof.

12 MEMBER CORWIN: So it's metal, so it's --

13 MR. ABDELMONEIM: Correct. Pretty rigid,
14 good looking.

15 MEMBER CORWIN: Pretty fireproof, that's
16 what I would say.

17 MR. ABDELMONEIM: Yes. And we're actually
18 proposing Type X soffits below it for fire rating.

19 MEMBER CORWIN: Good. Thank you.

20 CHAIRMAN SALADINO: Arthur, before -- before
21 Arthur, just one question about the EAF. It says,
22 "Has the site of the proposed action or adjoining
23 property have been subject to remediation." Do we
24 know if it was that particular property.

25 MR. ABDELMONEIM: We don't.

1 CHAIRMAN SALADINO: Or the property next
2 door?

3 MR. ABDELMONEIM: Yeah. I don't know exact
4 information, specific informations regarding this,
5 and I can definitely look into it more. This is
6 taken directly from DEC's website.

7 CHAIRMAN SALADINO: Okay. Mr. Tasker has a
8 question.

9 MEMBER TASKER: Just an observation. It may
10 be, I'm not exactly sure which parcel this is, but
11 this parcel and an adjacent one, whether to the
12 north or south or the back end of the Monsell
13 property, and it was subdivided a few years ago.
14 It may be that if the property to the south is the
15 other half of that, that there was common
16 ownership of the two going back to the -- a common
17 ownership with the house in front that faces on
18 First Street. So that may give you a lead in
19 terms of what's going on there in terms of
20 remediation.

21 MR. ABDELMONEIM: Okay.

22 MEMBER TASKER: I have a question about
23 parking. You show the parking on the side of the
24 house. Is that to meet any code requirement, any
25 particular code requirement?

1 MR. ABDELMONEIM: No, sir. I think the
2 client was just looking to see how the dimensions
3 of their driveway and see a real picture and plan
4 of how their cars would be able to line up.

5 MEMBER TASKER: Well, that's good that you
6 point that out, because you show three cars in
7 that space.

8 MR. ABDELMONEIM: Right.

9 MEMBER TASKER: And as I just scaled it off,
10 the space from the westerly property line to the
11 line where the childproof self-closing gate latch
12 is, is 36 feet.

13 MR. ABDELMONEIM: Okay

14 MEMBER TASKER: And I'm not sure how you're
15 going to come up with three 12-foot cars to fit in
16 there. Moreover, it shows that if you scale it
17 off of the 5-foot width of the existing gravel
18 driveway, it says that -- or is that 15?

19 MEMBER REARDON: Fifteen feet.

20 MEMBER TASKER: Well, then I'm mistaken.
21 But, certainly, the cars are very small in scale
22 compared to the actual size. Do you intend three
23 cars there, really?

24 MR. ABDELMONEIM: Well, the owner may want
25 space for three cars if they ever have guests.

1 MEMBER TASKER: Well, there are going to be
2 three 12-foot cars. Where is he going to come up
3 with those?

4 MR. ABDELMONEIM: If that's the case, sir,
5 we would move the fence further back a few more
6 feet.

7 MEMBER TASKER: Into the wooden stoop?

8 MR. ABDELMONEIM: No, sir. Probably, in a
9 smart way, locate the fence to allow for space for
10 three cars, if that's what the owner is seeking.
11 Otherwise, it's more than enough space for two
12 cars.

13 MEMBER TASKER: Okay. Well, I don't see
14 that it implicates matters that are of our
15 concern. It strikes me as a lot of cars in a
16 small space. Thank you.

17 MR. ABDELMONEIM: Thank you.

18 CHAIRMAN SALADINO: Just this is a
19 one-family house?

20 MR. ABDELMONEIM: Yes, sir.

21 CHAIRMAN SALADINO: So he's only obligated
22 to have two parking spaces?

23 MR. ABDELMONEIM: Correct?

24 CHAIRMAN SALADINO: So he puts on the
25 drawing.

1 MR. ABDELMONEIM: Right. I think it's just
2 for them, just so they could see if they want to
3 squeeze a third car, maybe to have a MINI Cooper,
4 you know.

5 CHAIRMAN SALADINO: (Laughter) Okay. Okay.

6 MEMBER REARDON: Or three MINI Coopers.

7 CHAIRMAN SALADINO: As long as we have room
8 for two cars, right? That's the only thing we
9 should be concerned with.

10 MEMBER TASKER: And there's room for two
11 18-foot cars in the space that's shown there.

12 CHAIRMAN SALADINO: I have to be honest with
13 you, I'm a car guy, I have no idea how long my
14 car is.

15 MR. ABDELMONEIM: Well, he's correct,
16 because I guess a typical parking stall is 9-by-18
17 or 8-by-20 or 9-by-20.

18 CHAIRMAN SALADINO: In Greenport, it's
19 10-by-20.

20 MR. ABDELMONEIM: Ten-by-20, so he makes a
21 good point.

22 CHAIRMAN SALADINO: So we're going to --
23 we're going to point that out to the Building
24 Department, and they, perhaps, will have a
25 conversation with the --

1 MR. ABDELMONEIM: Sure.

2 CHAIRMAN SALADINO: -- with the homeowner.
3 Is there anyone else on this Board that has a
4 question for this applicant's representative?

5 (No Response)

6 CHAIRMAN SALADINO: No? Okay. Before I --
7 thank you.

8 MR. ABDELMONEIM: Thank you.

9 CHAIRMAN SALADINO: Before I open it up to
10 the public, I'm going to have to read, if we
11 can -- if I can find it, the mailings into the
12 record.

13 MEMBER GORDON: I have a list.

14 CHAIRMAN SALADINO: I feel like Ellen Neff
15 here now with all the papers spread out.

16 The mailings, as provided by the Village, is
17 Karen Halom, Post Office Box 416, Glen Head, New
18 York 11545. Thomas Monsell, 525 First Street,
19 Greenport, New York 11944. Yulito LLC, 147
20 Montague Street, Brooklyn, New York 11201. James
21 Morrison, 421 Second Street, Greenport, New York
22 11944. Julia English, 417 Second Street,
23 Greenport, New York, 11944. Judy Ahrens, 519
24 First Street, Greenport, New York 11944.

25 MEMBER CORWIN: Mr. Chairman, I got to tell

1 you, Judy Ahrens moved out of that house probably
2 two or three years ago, so these seem like old tax
3 map names. And Tom Monsell died two or three
4 years ago. So I don't know. Possibly, the 2019
5 Southold Town tax map still has those names on
6 them, but I would certainly question Ahrens.

7 CHAIRMAN SALADINO: Well, they have the
8 receipt, they have return receipts. Don't --
9 doesn't the Village have -- we don't know, we
10 don't know if -- we certainly know that
11 Mr. Monsell passed away, and we suspect -- and we
12 know that Judy Ahrens doesn't live there anymore,
13 we all seem to know that. But we don't know if
14 one of their family members or --

15 MEMBER TASKER: Both of the Judy Ahrens
16 lots, which were the back end of Judy -- of the
17 house on First Street, both of the two lots that
18 were subdivided off of there were sold to -- in
19 two separate transactions to an individual who
20 built a house back there. That was at least four
21 years ago.

22 CHAIRMAN SALADINO: I'm not --

23 MEMBER CORWIN: I got to say, the names,
24 they seem old. They need to be checked, because
25 if it went -- I don't think the neighbors are

1 going to object, I don't know, but if it went to
2 Judy Ahrens, it got thrown away, and the rightful
3 owner of the property didn't get notified.

4 CHAIRMAN SALADINO: Can we -- can I ask
5 the -- before I ask the Building Department, could
6 I ask the Attorney?

7 MR. CONNOLLY: Well, the applicant is merely
8 required to give notice to the individuals who are
9 listed on the tax rolls. So if those are still
10 the addresses that are --

11 MR. PALLAS: That's where we -- we obtain
12 the names and addresses from the tax rolls, and
13 it's --

14 MEMBER CORWIN: 2019.

15 MEMBER TASKER: So that's for two --

16 MR. PALLAS: It's -- we go into the
17 computerized system, that's not a paper system.

18 MEMBER CORWIN: The 2019 tax rolls, is that
19 the one that you used to give them the names?

20 MR. PALLAS: Again, I don't -- Mr. Corwin, I
21 don't know what -- when we look it up in the
22 system, what the date of that information is. I'm
23 assuming it's as up to date as Southold keeps it,
24 and that we have no other recourse other than
25 that. This is where the tax bills are mailed.

1 MEMBER TASKER: Okay, you answered my
2 question. That is the address to which the tax
3 map -- the tax bill is sent.

4 MR. PALLAS: Yeah, that's the same -- it's
5 my understanding it's the same system.

6 MEMBER TASKER: Or is it the address of the
7 known property owner?

8 MR. PALLAS: Well, it's where -- it's from
9 the tax -- my understanding is it's from the tax,
10 the property tax system in Southold, that's my
11 understanding.

12 MEMBER GORDON: I'm concerned about it, too,
13 because I have good friends who live in the
14 relatively new house just to the south of this
15 house, and who own the two lots there to the -- to
16 the south. There's an empty lot and then there's
17 their house. Now it's possible, it's possible, I
18 suppose, that they're using a corporate entity
19 that is mentioned here and doesn't have their
20 name, but I'm sort of doubtful about that. So
21 just adding to the concern of others, that we need
22 to be sure about this.

23 MEMBER CORWIN: Well, let's just leave it,
24 the hearing open and check on the names, or make a
25 motion subject to the names being the 2019

1 tax map.

2 CHAIRMAN SALADINO: Well, we have the
3 assurance --

4 MEMBER CORWIN: The tax assessment roll.

5 CHAIRMAN SALADINO: We have the assurance of
6 the Building Department that that's the source of
7 information. It's not that --

8 MEMBER CORWIN: No, that's not what he said.
9 He said we got it off a computer. You can get
10 anything you want off a computer. What's the tax
11 roll, 2019 assessment roll Southold Town put up on
12 their website? Is it on their website, or was it
13 on a Village of Greenport cobbled-together
14 website?

15 ADMINISTRATOR PALLAS: It is not on a
16 cobbled-together website from the Village. It's
17 from the Town of Southold that we get the
18 information. I cannot tell you sitting here what
19 specific Town of Southold piece of information
20 it's received from, but it is what we've been
21 using, as far as I know, as long as -- for many,
22 many, many years.

23 MEMBER CORWIN: Okay. Thank you.

24 CHAIRMAN SALADINO: Well, again, so -- so
25 there's no question in anyone's mind. David

1 raised the question, it appears that the head of
2 the Building Department answered it. So there's
3 no question in anyone's mind, the applicant's
4 mind, the public's mind. I'm going to ask the
5 Attorney, are we -- are we on solid ground here by
6 using the information that was provided to the
7 Building Department from the Town of Southold
8 about the people that live in these houses or
9 on --

10 MR. CONNOLLY: Yeah, yeah. The applicant
11 complied with the requirements of the Village of
12 Greenport, and the properties that were noticed
13 were the properties that were provided to the
14 applicant by the Village.

15 And you don't know either, too, that new
16 property owners may not have updated their
17 addresses with the Town of Southold Town
18 Assessor's Office, so there's, you know, a burden
19 on new homeowners, too, to update the information.

20 CHAIRMAN SALADINO: Okay. I'm going to ask
21 the members, are we satisfied with that
22 explanation? Are we satisfied with that
23 explanation enough --

24 MEMBER GORDON: I guess --

25 CHAIRMAN SALADINO: -- not to keep this

1 public hearing open?

2 MEMBER GORDON: I have a question. If we
3 close the public hearing and we have a property
4 owner who was not informed and is concerned,
5 can -- do we reopen the hearing? What is the
6 procedure?

7 MEMBER TASKER: If they had actual notice of
8 the meeting, that is as good as receiving the
9 mailed notice. So if they knew there was a public
10 hearing on this proposal tonight and failed to
11 attend, that's no different than receiving the
12 mail notice and failed to attend.

13 MEMBER GORDON: Even notice, it's
14 constructive.

15 MEMBER TASKER: No, it's actual notice. If
16 they knew actually that there's a hearing tonight,
17 read about in the Suffolk Times --

18 MEMBER GORDON: All right

19 CHAIRMAN SALADINO: There was public notice
20 posted in front of the applicant's property.

21 MEMBER GORDON: That's true.

22 MR. CONNOLLY: It was posted in the
23 newspaper, it was on the Village website.

24 CHAIRMAN SALADINO: It was posted in the
25 newspaper.

1 MEMBER GORDON: Okay.

2 CHAIRMAN SALADINO: I'm --

3 MEMBER GORDON: Okay.

4 CHAIRMAN SALADINO: I'll show my cards. I'm
5 okay with this, but I'll leave it to the members.
6 Are we satisfied with this?

7 MEMBER CORWIN: I'm satisfied until I go
8 home and look up the 2019 Southold Town assessment
9 roll.

10 CHAIRMAN SALADINO: When you do --

11 MEMBER GORDON: Yes.

12 CHAIRMAN SALADINO: David, when you do that,
13 when you do that, call Paul Pallas.

14 (Laughter)

15 CHAIRMAN SALADINO: He's going to leave you
16 his cell phone address -- his cell phone number
17 and you can call him and let him know.

18 All right. Having done that, having done
19 that, which seems like a while ago, I'm going to
20 open up this public hearing to the -- to the
21 public. Is there anyone from the public that
22 would like to comment about this public hearing?
23 No?

24 (No Response)

25 CHAIRMAN SALADINO: I'll make a motion that

1 we close this public hearing.

2 MEMBER TASKER: Second.

3 CHAIRMAN SALADINO: All in favor?

4 MEMBER CORWIN: Aye.

5 MEMBER GORDON: Aye.

6 MEMBER REARDON: Aye.

7 MEMBER TASKER: Aye.

8 CHAIRMAN SALADINO: And I'll vote aye.

9 I have an agenda. I have a file here
10 someplace. I apologize, folks.

11 MR. PALLAS: Mr. Chairman, if I may, there
12 was a lot of discussion about what was requested
13 of the applicant. Can we enumerate that somehow,
14 so we can --

15 CHAIRMAN SALADINO: Can we go --

16 ADMINISTRATOR PALLAS: You got it.

17 CHAIRMAN SALADINO: As part of our
18 discussion? As part of our discussion, or before
19 we close the public hearing?

20 MR. PALLAS: So it was toward discussion
21 that we may subsequently have with the applicant
22 to ensure you get the information you requested.

23 CHAIRMAN SALADINO: Okay.

24 ADMINISTRATOR PALLAS: It's your pleasure.

25 CHAIRMAN SALADINO: I believe David and

1 Arthur were the only two that had asked from the
2 applicant. Do we remember what we were asking, so
3 that the Clerk of the Boards can make a note and
4 make sure that the applicant knows?

5 MEMBER CORWIN: I want -- I want to inspect
6 the property again so I can look and see where the
7 storm water's going. If I'm satisfied it stays on
8 the property, that's one thing. If I look and I
9 see that the stormwater has the potential to go
10 onto Second Street, then I'm going to say dry
11 wells. I want the location of the pool pump and
12 specifications on it.

13 CHAIRMAN SALADINO: Would you be satisfied
14 if the applicant, if the applicant stipulated that
15 they would put a dry well in to handle stormwater
16 runoff?

17 MR. ABDELMONEIM: I think that's a fair
18 request.

19 CHAIRMAN SALADINO: So we can eliminate --

20 MEMBER CORWIN: If that's what the applicant
21 will do, yes.

22 CHAIRMAN SALADINO: Okay. And as far as the
23 pool equipment, you're looking for a location, and
24 what, decibel level or --

25 MEMBER CORWIN: Well, yeah, that's the

1 decibel level of the pump, the circulating pump.

2 MEMBER REARDON: The location and type of
3 housing that they're going to use to enclose it?
4 Because they might decide they're going to -- they
5 want to put it out, away.

6 MEMBER CORWIN: Well, he's already said he's
7 going to put it under the deck.

8 CHAIRMAN SALADINO: Well, he's already said
9 where he's going to put it.

10 MEMBER GORDON: Underneath.

11 MEMBER REARDON: Right.

12 CHAIRMAN SALADINO: He said the location.
13 Would that be something the -- I get chastised for
14 saying this all the time. Is that something that
15 we should rely on the Building Department to -- I
16 mean, I'm sure there's standards for these pumps
17 and --

18 MEMBER CORWIN: I have no problem with
19 putting that to the Building Department, that they
20 make a judgment on location and sound. But if
21 you're looking to approve tonight, let the
22 Building Department do that, make a location -- a
23 judgment on location and sound. And if they are
24 satisfied with it, in other words, a motion to
25 approve subject to. So that's two things, subject

1 to dry wells installed, and the Building
2 Department being satisfied with the location and
3 the decibel level of the circulator pump for the
4 pool.

5 MEMBER REARDON: Can I ask you this? Would
6 it be easy enough to generate another plot plan
7 that would show those two things?

8 MR. ABDELMONEIM: Oh, absolutely. Yeah,
9 I'll locate the pool, the pool equipment, the hot
10 tub equipment. I'll get a spec on it, whether
11 it's Hayward or whatever, I got pools.

12 MEMBER REARDON: Right.

13 MR. ABDELMONEIM: I know exactly what pool
14 we're work working with. And see if they have a
15 decibel reading as far as how much noise it makes
16 during the time it's running, maybe even give you
17 a schedule as far as the filtering process.

18 CHAIRMAN SALADINO: And that's good, and
19 thank you for that.

20 MR. ABDELMONEIM: Thank you.

21 CHAIRMAN SALADINO: The problem is that --
22 and I'm not necessarily saying that we should
23 approve this. I'm not looking to approve this
24 tonight. I'm looking for a consensus from the
25 members, and what the members decide is what we'll

1 do here tonight.

2 I don't want -- I don't want -- I would
3 rather not have to make this decision next month
4 predicated on the decibel level of the pool. I'm
5 willing to cede my authority in voting yes or no
6 on this to the Building Department. If they're
7 satisfied -- and I believe David said that also.

8 MEMBER GORDON: Uh-huh.

9 CHAIRMAN SALADINO: If they're satisfied
10 with the decibel level and the location, as long
11 as it doesn't intrude on the sideline, I would
12 be -- me, personally.

13 MR. ABDELMONEIM: Sure.

14 CHAIRMAN SALADINO: I don't speak for my
15 colleagues. Me, personally, I would be satisfied
16 in leaving that up to them to decide if the pool
17 pump is in an appropriate area and it fits the --
18 I don't know if there's a standard for decibel
19 levels for pool pumps. But if they're satisfied,
20 if you can satisfy them, I would be satisfied with
21 that.

22 And, again, I don't want to speak for the
23 members. Do the members have any comments on
24 that, letting the Building Department decide if
25 the spot is appropriate and the decibel level is

1 within Village Code?

2 MEMBER TASKER: They've got the expertise
3 that we don't have.

4 CHAIRMAN SALADINO: Well, at least four of
5 us don't, one of us might. But --

6 MEMBER GORDON: Well, if that -- if the one
7 who is going to have more technical understanding
8 of this is prepared to accept the decisions of the
9 Building Department, that seems to me to be what
10 we need.

11 CHAIRMAN SALADINO: Okay. And, I believe,
12 yes. David, you're okay with that?

13 MEMBER CORWIN: Yes.

14 CHAIRMAN SALADINO: Okay. So those --
15 Arthur, and your concern?

16 MEMBER TASKER: My concern was the parking
17 question, and that's been addressed, so --

18 CHAIRMAN SALADINO: Well, the parking, just
19 so we're on the page --

20 MEMBER TASKER: Three clown cars will
21 fit, so.

22 CHAIRMAN SALADINO: Well, we don't have --

23 MR. ABDELMONEIM: With all due respect, sir,
24 it's a one-family home, they require two parking
25 stalls.

1 MEMBER TASKER: I understand.

2 MR. ABDELMONEIM: They have two parking
3 stalls.

4 MEMBER TASKER: But it showed three cars.

5 MR. ABDELMONEIM: We'll show you two, I'll
6 revise that.

7 CHAIRMAN SALADINO: Don't revise it on our
8 account.

9 MEMBER TASKER: No.

10 CHAIRMAN SALADINO: It's your site plan.
11 It's your site plan, you put whatever you want on
12 it.

13 MEMBER GORDON: That's for the one weekend
14 when it's snowing and they have guests.

15 MR. ABDELMONEIM: Yes.

16 CHAIRMAN SALADINO: Okay. So, I'm going
17 to --

18 MEMBER CORWIN: Can I ask one more question?

19 CHAIRMAN SALADINO: Sure.

20 MEMBER CORWIN: I hate to belabor this, I
21 apologize, but new bike shed, and there's no
22 dimensions to the property line on that. What's
23 the dimension from the property line, and what is
24 a bike shed? And what is a changing room and an
25 outdoor shower?

1 MR. ABDELMONEIM: So, actually, we show
2 dimension of 5.81 feet.

3 MEMBER CORWIN: All right. But you don't
4 have an arrow there that shows me 5.8 --

5 MR. ABDELMONEIM: Yeah, we may have -- it
6 may have just faded into the line rings.

7 MEMBER CORWIN: Well, there's several like
8 that on the drawing that are problematic. But
9 5.81 feet to the new bike shed.

10 MR. ABDELMONEIM: Correct, 10-foot-by-5-foot
11 bike shed.

12 MEMBER CORWIN: And what exactly is a bike
13 shed?

14 MR. ABDELMONEIM: It would be to store
15 their bikes.

16 MEMBER CORWIN: But, I mean, is it texture
17 111 4-by-8 sheets or --

18 MR. ABDELMONEIM: I could provide you with
19 the spec, if it's something they choose to buy, or
20 maybe technical drawings if it's something they
21 choose to build, if that's what you're asking.

22 MEMBER CORWIN: But does that -- when we
23 give a variance for a side yard setback, are we
24 giving a variance to that 5.8 feet, too?

25 ADMINISTRATOR PALLAS: It's an accessory.

1 MR. ABDELMONEIM: It's an accessory shed,
2 correct.

3 MEMBER CORWIN: It's an accessory and it
4 doesn't need any, you're telling me?

5 MR. ABDELMONEIM: I believe so.

6 CHAIRMAN SALADINO: No, he needs 5 feet.

7 MEMBER CORWIN: As an accessory, okay. I'm
8 sorry, I see now. Thank you.

9 MR. ABDELMONEIM: Thank you.

10 CHAIRMAN SALADINO: Anyone else before I
11 read this?

12 MEMBER REARDON: I have none.

13 CHAIRMAN SALADINO: Arthur?

14 MEMBER TASKER: I'm all set.

15 CHAIRMAN SALADINO: Dinni?

16 MEMBER GORDON: No, it's fine. Have we
17 closed the public hearing?

18 CHAIRMAN SALADINO: We did. I believe we
19 did, right?

20 MR. CONNOLLY: Yeah, you did. You kept
21 talking about it, but you closed it.

22 (Laughter)

23 CHAIRMAN SALADINO: Okay. Item No. 6 is
24 326 Front Street. We're going to, since we --
25 it's a discussion and possible motion on the area

1 variance. Since we adjourned the public hearing,
2 we're not going to take that item up.

3 Item No. 7 is 426 Second Street. It's a
4 discussion and possible motion on the area
5 variances applied for by Eric Fischer for the
6 property located at 426 Second Street, Greenport,
7 New York 11944. The Suffolk County Tax Map Number
8 is 1001-4.-2-34.1.

9 Is there any discussion from the members on
10 this, aside from what we just spoke about? No?

11 (No Response)

12 CHAIRMAN SALADINO: Then -- no, we're sure?
13 David? Diana, no?

14 MEMBER CORWIN: No.

15 MEMBER GORDON: I think the -- these
16 variances are all individually pretty small,
17 pretty insignificant. The accumulation of them
18 makes for what I regard as a pretty crowded lot
19 and house. And I'm sort of sorry about that, but
20 they all seem to me to be reasonable requests,
21 so -- so I guess I'm not going to make an
22 objection.

23 CHAIRMAN SALADINO: So your comment is, is
24 that the totality of the -- of the variances --

25 MEMBER GORDON: Yes, yes. We don't really

1 have a standard for -- I mean, it's sort of like a
2 proposed combined total area. I mean, we don't
3 really have a standard for the accumulated
4 structures that are proposed here, so --

5 CHAIRMAN SALADINO: Well, we do, we have a
6 standard for lot coverage.

7 MEMBER GORDON: The lot coverage -- but the
8 lot coverage is okay here, right?

9 CHAIRMAN SALADINO: Unfortunate -- well, to
10 address your concern, which I kind of have the
11 same concern, but, unfortunately, in our code,
12 swimming pools don't go towards --

13 MEMBER GORDON: Right.

14 CHAIRMAN SALADINO: -- lot coverage, right?

15 MR. ABDELMONEIM: Correct.

16 CHAIRMAN SALADINO: So --

17 MEMBER GORDON: And hot tubs are not even --

18 MEMBER TASKER: Well, if I can further
19 observe on Dinni's comment, I understand where
20 she's coming from in terms of accumulation of
21 variances. And we're at a disadvantage when we go
22 on a site visit, because we're seeing a
23 two-dimensional staked out area, not a
24 three-dimensional setup, so that we have no sense
25 at all of the bulk of what is being built, whether

1 it's decks, pools, pool houses and so forth, so
2 you get no sense of that at all.

3 But the second point is that we do have a
4 way to address that cumulative effect, if you
5 will, every one of which is not so bad in itself,
6 and that is when we address the quality, the
7 change in the nature of the neighborhood, and such
8 items in our deliberations.

9 CHAIRMAN SALADINO: I've made that comment
10 myself, when we have applicants that request, and
11 we all know the application, that request a
12 variance for a front yard setback. I freely
13 admit, I don't have the ability to look at a -- at
14 a plan and visualize that in real life in front
15 of -- I don't -- I don't have the ability. It was
16 not, you know, part of my training or job
17 description.

18 So I understand what you're saying, but I
19 also understand, and I remember my colleague,
20 Dinni, saying the thing that people request the
21 most from the Village of Greenport are kitchens --

22 MEMBER GORDON: Kitchens.

23 CHAIRMAN SALADINO: -- and swimming pools.

24 MEMBER GORDON: Swimming pools.

25 CHAIRMAN SALADINO: So, out of the 15

1 swimming pools that we -- that we granted in the
2 last few years --

3 MEMBER GORDON: And this isn't even the
4 biggest.

5 CHAIRMAN SALADINO: No, not even close.

6 MEMBER CORWIN: Just to note, that what is
7 happening, Greenport's changing, and every other
8 house is going to have a swimming pool in the
9 backyard. So it's almost something you need to
10 give a lot of thinking about in terms of what's
11 the total effect.

12 MEMBER TASKER: Well, in terms of assessing
13 the total effect, maybe for future stakeouts, we
14 should look for a three-dimensional stakeout with
15 strings to show the height of the deck, for
16 example, the height of the pool house as part of
17 the layout, and that would give us three
18 dimension, better three dimensional sense than a
19 few stakes in the ground.

20 CHAIRMAN SALADINO: Do we have the right to
21 ask for something like that?

22 MEMBER TASKER: Sure.

23 CHAIRMAN SALADINO: (Pointing to Mr. Connolly).

24 MR. CONNOLLY: I don't see why it couldn't.

25 CHAIRMAN SALADINO: Okay.

1 MR. CONNOLLY: I mean, it's a little
2 onerous, but --

3 CHAIRMAN SALADINO: Okay. My concern is, is
4 that I personally think that, that the portion of
5 the code that dictates that the pool has to be 20
6 feet from a side yard -- from a property line,
7 I -- and I freely admit this, I never quite
8 understood that. I understand there's probably a
9 safety thing involved, or someone jumping over a
10 fence and they can only go 18 feet, as opposed to
11 20 feet, and not land in the pool. I honestly
12 don't know. I think that might be something
13 that at the next Code Committee meeting somebody
14 brings that up, and maybe they want to look at
15 that. Maybe the Village -- this way it gets it
16 off the Zoning Board's plate and into the Planning
17 Board's realm of -- I don't know. But right now
18 we have this. The hearing now is this
19 application.

20 So if anyone -- does anyone have any other
21 comments?

22 (No Response)

23 CHAIRMAN SALADINO: Then I'll do SEQRA. I'm
24 going to make a motion that the Zoning Board of
25 Appeals declares itself Lead Agency for the

1 purposes of SEQRA. So moved.

2 MEMBER GORDON: Second.

3 CHAIRMAN SALADINO: All in favor?

4 MEMBER CORWIN: Aye.

5 MEMBER GORDON: Aye.

6 MEMBER REARDON: Aye.

7 MEMBER TASKER: Aye.

8 CHAIRMAN SALADINO: And I'll vote aye.

9 I'll make a motion that this is a Type II,
10 Type II Action --

11 MR. CONNOLLY: (Nodded yes).

12 CHAIRMAN SALADINO: -- for the purposes of
13 SEQRA. So moved.

14 MEMBER TASKER: Second.

15 MEMBER REARDON: Second.

16 CHAIRMAN SALADINO: All in favor?

17 MEMBER CORWIN: Aye.

18 MEMBER GORDON: Aye.

19 MEMBER REARDON: Aye.

20 MEMBER TASKER: Aye.

21 CHAIRMAN SALADINO: And I'll vote aye.

22 If it's okay with the members, I'll read
23 these five questions, and perhaps we can vote on
24 this request.

25 Are we going to take -- as we've done in the

1 past, but I'll ask again, we're going to take all
2 the variances as one, instead of individually.

3 MEMBER REARDON: That's good with me.

4 MEMBER GORDON: Yeah, I think that's
5 appropriate, because they're very similar in size,
6 each one, and there's no specific problem with a
7 particular one that has arisen in our discussion.

8 CHAIRMAN SALADINO: Okay. David, we okay
9 with that? You're all good?

10 (No Response)

11 CHAIRMAN SALADINO: Okay. Question one is
12 whether an undesirable change will be produced in
13 the character of the neighborhood or a detriment
14 to nearby properties will be created by the
15 granting of this area variance. David.

16 MEMBER CORWIN: No.

17 CHAIRMAN SALADINO: Diana. Dinni.

18 MEMBER GORDON: No.

19 CHAIRMAN SALADINO: Jack.

20 MEMBER REARDON: No.

21 CHAIRMAN SALADINO: Arthur.

22 MEMBER TASKER: No.

23 CHAIRMAN SALADINO: And I'll vote no.

24 Whether the benefit sought by the applicant
25 can be achieved by some method feasible for the

1 applicant to pursue other than an area variance.
2 David.

3 MEMBER CORWIN: No.

4 CHAIRMAN SALADINO: Dinni.

5 MEMBER GORDON: No.

6 CHAIRMAN SALADINO: Jack.

7 MEMBER REARDON: No.

8 CHAIRMAN SALADINO: Arthur.

9 MEMBER TASKER: Yes.

10 CHAIRMAN SALADINO: And I'll vote no.

11 Whether the requested area variance is
12 substantial. David.

13 MEMBER CORWIN: Yes.

14 CHAIRMAN SALADINO: Dinni.

15 MEMBER GORDON: Yes.

16 CHAIRMAN SALADINO: Jack.

17 MEMBER REARDON: No.

18 CHAIRMAN SALADINO: Arthur.

19 MEMBER TASKER: Yes.

20 CHAIRMAN SALADINO: I'm going to vote no.

21 Whether the proposed variance will have an
22 adverse effect or impact on the physical or
23 environmental conditions in the neighborhood or
24 district. David.

25 MEMBER CORWIN: No.

1 CHAIRMAN SALADINO: Dinni.

2 MEMBER GORDON: No.

3 CHAIRMAN SALADINO: Jack.

4 MEMBER REARDON: No.

5 CHAIRMAN SALADINO: Arthur.

6 MEMBER TASKER: No.

7 CHAIRMAN SALADINO: I'm going to vote no,
8 but we're not concerned about the tree -- the tree
9 frog, the northern cricket frog? We don't care
10 about that? Okay.

11 MEMBER TASKER: I missed it, John.

12 CHAIRMAN SALADINO: On the EAF. We don't
13 care about it?

14 MR. ABDELMONEIM: That's an endangered
15 species in the area, right? As per DEC, of
16 course.

17 CHAIRMAN SALADINO: Whether the -- whether
18 the alleged difficulty was self-created, which
19 consideration shall be relevant to the decision of
20 the Board of Appeals, but shall not necessarily
21 preclude the granting of the area variance.
22 David.

23 MEMBER CORWIN: Yes.

24 CHAIRMAN SALADINO: Dinni.

25 MEMBER GORDON: Yes.

1 CHAIRMAN SALADINO: Jack.

2 MEMBER REARDON: Yes.

3 CHAIRMAN SALADINO: Arthur.

4 MEMBER TASKER: Yes.

5 CHAIRMAN SALADINO: And I'll vote yes.

6 I'm going to make a motion that we grant the
7 area variance. David.

8 MEMBER CORWIN: Subject to --

9 CHAIRMAN SALADINO: Oh, I'm sorry.

10 MEMBER CORWIN: There's going to be some
11 more to that motion, isn't there?

12 MEMBER TASKER: Yeah.

13 MEMBER CORWIN: A motion to -- do you want
14 me to try to make it?

15 CHAIRMAN SALADINO: What, to grant the area
16 variance subject to the information provided to
17 the Building Department?

18 MR. CONNOLLY: And the installation of
19 the --

20 MEMBER CORWIN: Well, I would like that on
21 the record.

22 CHAIRMAN SALADINO: Okay. I'll make that
23 motion, that we grant the area variance
24 predicated -- subject to the applicant supplying
25 the requested information to the Building

1 Department and them accepting that information.

2 MEMBER CORWIN: No, I'm not okay with that
3 motion.

4 MEMBER TASKER: And?

5 MEMBER CORWIN: It needs to include that the
6 applicant will install dry wells to handle roof
7 water runoff.

8 CHAIRMAN SALADINO: We made -- we listed
9 that as a condition. We listed that as a request,
10 the applicant agreed to it.

11 MEMBER TASKER: The condition in the
12 variance.

13 MEMBER CORWIN: But I want that in the
14 motion.

15 CHAIRMAN SALADINO: Okay.

16 MEMBER CORWIN: I want to hear that in the
17 motion.

18 CHAIRMAN SALADINO: Okay. I'll make a
19 motion that we grant the area variance predicated
20 on the applicant installing dry wells for
21 stormwater runoff, and also supplying to the
22 Building Department the specifications and
23 location of the pool mechanical equipment.

24 MEMBER CORWIN: For their judgment as to
25 its --

1 CHAIRMAN SALADINO: For their --

2 MEMBER GORDON: Approval?

3 CHAIRMAN SALADINO: -- approval.

4 MEMBER CORWIN: I second that.

5 CHAIRMAN SALADINO: So moved. Second by
6 David? David?

7 MEMBER CORWIN: Second.

8 CHAIRMAN SALADINO: Okay. How do you vote?

9 MEMBER CORWIN: Yes.

10 CHAIRMAN SALADINO: Dinni.

11 MEMBER GORDON: Yes.

12 CHAIRMAN SALADINO: Jack.

13 MEMBER REARDON: Yes.

14 CHAIRMAN SALADINO: Arthur.

15 MEMBER TASKER: Yes.

16 CHAIRMAN SALADINO: And I'm going to vote
17 yes. Easy-peasy.

18 MR. ABDELMONEIM: Thank you, members, I
19 appreciate it.

20 CHAIRMAN SALADINO: Item No. 8 is any other
21 Zoning Board of Appeals business that might
22 properly come before this Board. Anyone have
23 anything they would like to mention or suggest?
24 No?

25 (No Response)

1 CHAIRMAN SALADINO: Any member of the public
2 that has any questions?

3 (No Response)

4 CHAIRMAN SALADINO: If not, Item No. 9 is a
5 motion to adjourn. So moved.

6 MEMBER TASKER: Second.

7 CHAIRMAN SALADINO: All in favor?

8 MEMBER CORWIN: Aye.

9 MEMBER GORDON: Aye.

10 MEMBER REARDON: Aye.

11 MEMBER TASKER: Aye.

12 CHAIRMAN SALADINO: And I'll vote aye.

13 Thank you, folks.

14 (Time Noted: 7:04 p.m.)

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C E R T I F I C A T I O N

1
2
3 STATE OF NEW YORK)
4) SS:
5 COUNTY OF SUFFOLK)
6

7 I, LUCIA BRAATEN, a Court Reporter and
8 Notary Public for and within the State of New
9 York, do hereby certify:

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on November 19, 2019.

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

17 IN WITNESS WHEREOF, I have hereunto set my
18 hand this 30th day of November, 2019.

19
20 Lucia Braaten
21 Lucia Braaten
22
23
24
25

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