

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

*VILLAGE OF GREENPORT*  
*COUNTY OF SUFFOLK : STATE OF NEW YORK*  
-----x  
*PLANNING BOARD*  
*WORK SESSION*  
-----x

**April 6, 2022**

4:00 p.m. - Station One Firehouse  
236 3rd Street  
Greenport, NY 11944

**B E F O R E:**

- PATRICIA HAMMES - ACTING CHAIR
- REED KYRK - MEMBER
- LILY DOUGHERTY-JOHNSON - MEMBER
- SHAWN BUCHANAN - MEMBER

**NOT PRESENT:**

- WALTER FOOTE - CHAIRMAN

\*\*\*\*\*

**ALSO IN ATTENDANCE:**

- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT CONNOLLY - VILLAGE ATTORNEY
- AMANDA AURICHIO - CLERK TO THE BOARD
- LAURA FEITNER CALARCO - LK McLEAN ASSOCIATES

1           **(\*The meeting was called to order at 4:01 p.m. \*)**

2           ACTING CHAIR HAMMES: Welcome to the  
3 Village of Greenport Planning Board Work Session.  
4 This is April 6th, 2022, it's 4 p.m.. Walter is  
5 out again today, so I will be Acting as Chair for  
6 purposes of this meeting. My name is Patricia  
7 Hammes. Welcome to everybody.

8           We have three things on our agenda this  
9 evening. All of them are Pre-Submission hearings  
10 for each of the three submissions and my  
11 understanding is that all three of them need to  
12 go to other boards before we will take next steps  
13 with them.

14           So we're going to go ahead and get started.  
15 I think what we're going to ask people to do is  
16 to come up. If you can kind of walk us through  
17 your proposal and then to the extent that anybody  
18 on the Board has questions or anything they want  
19 to say, we'll do that.

20           I know that the planner has submitted  
21 written comments; I don't know if those have been  
22 provided to the applicants yet.

23           ADMINISTRATOR PALLAS: Yes.

24           ACTING CHAIR HAMMES: So, if you've looked  
25 at those and want to comment on them at all you

1 can. I think in many instances there's  
2 indications that there's additional detail that's  
3 needed.

4 So, in any event, the first hearing is *Item*  
5 *No. 1, 140 Main Street. This is a Pre-Submission*  
6 *Conference regarding the site plan application of*  
7 *Robert Brown on behalf of Mark Carlos. The*  
8 *applicant proposes to add a second floor and a*  
9 *third floor to make two-bedroom apartments over*  
10 *the existing first floor commercial space. This*  
11 *property is located in the C-R (Retail*  
12 *Commercial) District and is located in the*  
13 *Historic District. It is Suffolk County Tax Map*  
14 *No. 1001-5.-3-18. Good evening.*

15 MR. BROWN: Good afternoon. Robert Brown,  
16 architect for the project.

17 ACTING CHAIR HAMMES: Hi.

18 MR. BROWN: Hi. I think the -- I think you  
19 summarized the project pretty well. The corner  
20 portion of the property is one story, DeAngela  
21 Leather is on the first floor, and the owners  
22 would like to build two, two-bedroom apartments  
23 over the one-story section.

24 MEMBER KYRK: How many apartments total  
25 would that make with the proposed --

1 MR. BROWN: Counting all the structure on  
2 that demise property, I believe there are --  
3 there's one to the south, and I'm not sure but  
4 either two or three to the east.

5 ACTING CHAIR HAMMES: So --

6 MEMBER KYRK: And then we're talking about  
7 two more.

8 MR. BROWN: Yes.

9 ACTING CHAIR HAMMES: So, I would believe  
10 that Mr. Carlos then owns the property that is to  
11 the right here, that's also?

12 MR. BROWN: He owns the entire property,  
13 yes.

14 ACTING CHAIR HAMMES: And what about the  
15 one behind it on East Front where Craft and the  
16 real estate agency is going into; is that part of  
17 the same property?

18 MR. BROWN: Is that the structure  
19 immediately behind --

20 ACTING CHAIR HAMMES: Yes, behind it.

21 MR. BROWN: Yes, that's part of the  
22 property.

23 ACTING CHAIR HAMMES: So it -- but there  
24 are three; are they three separate properties, do  
25 you know, or?

1 MR. BROWN: I believe the survey shows it  
2 as a single --

3 ACTING CHAIR HAMMES: A single lot.

4 MR. BROWN: A single lot.

5 ACTING CHAIR HAMMES: So it's a single lot  
6 but it has really kind of three structures on  
7 it --

8 MR. BROWN: They're three structures, yes.

9 ACTING CHAIR HAMMES: -- for lack of a  
10 better way of putting it.

11 MR. BROWN: Three attached structures, yes.

12 ACTING CHAIR HAMMES: Okay.

13 One thing I had noticed on the application,  
14 not the biggest issue, but for someone reason W-C  
15 was marked as the Zoning District, so you might  
16 want to fix that on the application. Because I  
17 believe it's Retail, not Waterfront.

18 MR. BROWN: Okay. I will -- I'll double  
19 check that.

20 ACTING CHAIR HAMMES: And then I had a -- I  
21 had a question on the Code, on the permitted  
22 uses. I know accessory apartments are a  
23 permitted use and the Retail Commercial. But in  
24 that section of the Code, there's some language  
25 that refers to things that are in existence as of

1 July 1st, 2002. The way I read the Code, that  
2 seemed to apply to not make accessory apartments  
3 but the other things that were in that section,  
4 but I just wanted to confirm that.

5 So it says -- if you go to 159-18, it says,  
6 *"Accessory apartment dwelling units over retail*  
7 *stores and businesses, professional and*  
8 *governmental offices existing as of July 1st,*  
9 *20 -- 2002 and in accessory buildings that are*  
10 *also existing as of July 1st, 2002."* I just  
11 wanted to make sure that that date for the  
12 permitted use only applies to the professional  
13 and governmental offices, not to the accessory  
14 apartments; or does it apply to --

15 ADMINISTRATOR PALLAS: I'm not sure I  
16 follow your question but I'll try. So, the --  
17 the Code -- I don't have it in front of me, but  
18 the -- it's the existence of the building is what  
19 it refers to; if the building existed.

20 ACTING CHAIR HAMMES: Well, it's in two  
21 places. It actually seems to refer to *"Apartment*  
22 *dwelling units, professional and governmental*  
23 *offices existing as of July 1st, 2002 and in*  
24 *accessory buildings thereof are also existing as*  
25 *of July 1st, 2002."*

1 MS. FEITNER CALARCO: Subject to the  
2 property.

3 ADMINISTRATOR PALLAS: Yeah, I believe the  
4 way that's been applied is that it's -- if you're  
5 asking if it's a permitted use?

6 ACTING CHAIR HAMMES: Yes.

7 ADMINISTRATOR PALLAS: The way that it's  
8 been applied is that it is permitted --

9 ACTING CHAIR HAMMES: Okay.

10 ADMINISTRATOR PALLAS: -- over retail, if  
11 that's your question.

12 ACTING CHAIR HAMMES: Okay, regardless of  
13 whether it was in existence. If the building  
14 it's in was in existence in 2002 --

15 ADMINISTRATOR PALLAS: Correct .

16 ACTING CHAIR HAMMES: -- then a conversion,  
17 for instance, to an accessory apartment or the  
18 addition of an accessory apartment would be a  
19 permitted use above the --

20 ADMINISTRATOR PALLAS: Only if it's --

21 ACTING CHAIR HAMMES: Not on the first  
22 floor.

23 ADMINISTRATOR PALLAS: Not on the first  
24 floor.

25 ACTING CHAIR HAMMES: Correct.

1 ADMINISTRATOR PALLAS: Yep.

2 ACTING CHAIR HAMMES: Okay. It's just  
3 oddly drafted, so that's why I was wondering.

4 ADMINISTRATOR PALLAS: Yes. I believe  
5 there might have even been an interpretation, I  
6 can confirm that at some point. It's my memory,  
7 so.

8 ACTING CHAIR HAMMES: Okay.

9 ADMINISTRATOR PALLAS: I'm getting a nod  
10 from someone that knows.

11 ACTING CHAIR HAMMES: Okay. So, then just  
12 to confirm, the intention of the owner is to --  
13 for these apartments to be made available in  
14 accordance with the Code --

15 MR. BROWN: Yes.

16 ACTING CHAIR HAMMES: -- which requires  
17 that they be occupied by year-round residents.

18 MR. BROWN: Yes.

19 ACTING CHAIR HAMMES: Do either of you guys  
20 have -- do you have anything else, Reed?

21 MEMBER KYRK: I was, of course, thinking of  
22 the parking or eventual parking requirements.  
23 But, I mean --

24 MS. MAHONEY: Can you use the microphone,  
25 please?

1           MEMBER KYRK: Yes, I'm sorry. I was  
2           thinking of the current parking requirements and  
3           eventual parking requirements. It doesn't look  
4           like there's -- I don't have a picture in front  
5           of me, but it doesn't look like there's a lot of  
6           space behind there.

7           MR. BROWN: There is no space on the  
8           property. A {s}lick print of the existing  
9           building is pretty much the boundary of the  
10          property.

11          MEMBER KYRK: Yeah.

12          ACTING CHAIR HAMMES: I think on the -- I  
13          mean, on the parking thing, all of these are  
14          going to have to come back to us. So by then  
15          there's only the Village Board --

16          MEMBER KYRK: Yeah, that's --

17          ACTING CHAIR HAMMES: -- and we'll make a  
18          decision about the parking lot.

19          MEMBER KYRK: That's why I hesitated on it.

20          ACTING CHAIR HAMMES: And so it's possible  
21          that they'll still be working on it, but  
22          obviously that's an overhang over all of these  
23          applications in terms of the proposed changes to  
24          the law. And if we were deciding today I would  
25          say we'd have to have that conversation about how

1 we handle that, but we're not deciding anything  
2 today. Lily or Sean?

3 MEMBER DOUGHERTY-JOHNSON: I don't  
4 really -- I don't have anything particular at  
5 this point.

6 MEMBER BUCHANAN: My question is just with  
7 the addition of this -- of these two stories, is  
8 there any -- any concern or any issue with  
9 drainage where the roof lines meet? I went and  
10 walked it and looked at the renderings, I didn't  
11 see anything where there would be any issue for  
12 what would be going there because it seems like  
13 everything goes back into the property.

14 MR. BROWN: Yes. The -- whatever drainage  
15 there existing on the property is what we will  
16 tap into. As I said, the existing footprint is  
17 not changing at all.

18 MEMBER BUCHANAN: And then the only other  
19 question that I have with the addition of these  
20 two floors, with the removal of any windows that  
21 are on those exposed walls currently, did that  
22 cause any sort of egress issues or anything?

23 MR. BROWN: No, there are alternative  
24 sources of natural light for all of the spaces  
25 inside.

1 MEMBER BUCHANAN: That's all I have.

2 ACTING CHAIR HAMMES: So I gather -- I  
3 mean, the planner's comments, in case you haven't  
4 seen these, are that we -- in order to kind of  
5 further review that there needs to be more  
6 comprehensive, existing and proposed  
7 architectural elevations, including clarification  
8 of which walls are common walls of all structures  
9 on the tax parcel and the views east, north and  
10 west.

11 Obviously, you know, we've already kind of  
12 mentioned the parking issue. And then they --  
13 there is a request that you submit a one-sheet  
14 zoning analysis plan analyzing all aspects of the  
15 Zoning Code under 150 and include all relevant  
16 elements from 150-30D in your submitted plans.

17 I believe this probably has to go for a --  
18 I know it has to go to HPC.

19 MR. BROWN: We do have to --

20 ADMINISTRATOR PALLAS: But does this go for  
21 a variance as well?

22 MR. BROWN: -- go to the Building Board.

23 ADMINISTRATOR PALLAS: Yeah, there -- there  
24 are several, a few zoning map issues that will  
25 need to be addressed, some of them significant.

1           ACTING CHAIR HAMMES: Okay. I mean, I  
2           don't have anything further at this time, so I  
3           think we will defer to you all to work with the  
4           Building Department to move this on to the next  
5           stage. It will obviously have to go to HPC and  
6           Zoning before we'll take any next steps on it.

7           MR. BROWN: Yeah. And it's certainly --  
8           because we have to go to the Zoning Board, the  
9           issues the planner raised about a zoning analysis  
10          will be -- you know, that's in process for the  
11          Zoning Board anyway, so.

12          ACTING CHAIR HAMMES: Okay.

13          MR. BROWN: We'll have that for you.

14          ACTING CHAIR HAMMES: All right. Thank you  
15          very much.

16          MR. BROWN: Thank you very much.

17          MEMBER BUCHANAN: Thank you.

18          ACTING CHAIR HAMMES: The next item on our  
19          agenda is *Item No. 2, 434 Main Street*. This is a  
20          *Pre-Submission Conference regarding the site plan*  
21          *application of Lucy Barnes on behalf of Andrew*  
22          *Aurichio of Goldin Furniture*; of Goldin, sorry,  
23          not Golden. *The applicant proposes to open a*  
24          *year-round theatre, a welcoming community hub, a*  
25          *classic General Store, a family-friendly cafe, an*

1 *eclectic community and an arts program. This*  
2 *property is located in the C-R (Retail*  
3 *Commercial) District and is located in the*  
4 *Historic District. It is Suffolk County Tax Map*  
5 *No. 1001-4.-7-25.*

6 MS. BARNES: Hi. So, I'm Lucy Barnes and  
7 I'm here to answer any questions about the  
8 project and very excited to start working with  
9 you all on it.

10 ACTING CHAIR HAMMES: So, we just got, I  
11 think, revised -- some sort of revised plans as  
12 we walked in, so we --

13 MS. BARNES: Well, I thought it might be  
14 helpful to add in the process of our thought  
15 process about where to put the ADA bathrooms,  
16 because there's -- obviously the whole building  
17 needs to be taken up to Code, of course, and so  
18 all the bathrooms are going to have to be  
19 resituated. And so I wanted to give you an idea  
20 of our thought process about where the ADA  
21 bathrooms could go. Because the hope is to keep  
22 the interior of the auditorium as intact as  
23 possible, and to add the ADA bathrooms inside the  
24 building is going to mess with its untouched  
25 beauty.

1           ACTING CHAIR HAMMES: Uh-huh. Is it -- I  
2           guess is it possible for you to just kind of walk  
3           us through these plans --

4           MS. BARNES: Sure.

5           ACTING CHAIR HAMMES: -- and explain to us  
6           your thinking? And maybe as we go along, if  
7           anybody on the Board has questions they can kind  
8           of jump and in and ask.

9           MS. BARNES: Yeah, yeah, of course.

10          ACTING CHAIR HAMMES: I think that would be  
11          really helpful.

12          MS. BARNES: I'm here to --

13          ACTING CHAIR HAMMES: Because obviously  
14          this is a --

15          MS. BARNES: I'm here to answer what I can.

16          ACTING CHAIR HAMMES: Yeah. I mean, it's  
17          an exciting proposal, I think everybody --

18          MS. BARNES: But it's a big proposal.

19          ACTING CHAIR HAMMES: -- would love to see  
20          the auditorium restored. But obviously it's a  
21          big project and it's complicated and it raises a  
22          lot of nuances that we're all going to have to be  
23          considering as we move through the process.

24          MS. BARNES: Yes.

25          ACTING CHAIR HAMMES: So, does it make

1 sense to work off of what you just gave us?

2 Because I know there's two options in here.

3 MS. BARNES: Probably the original one.

4 ACTING CHAIR HAMMES: Okay.

5 MS. BARNES: If I could grab some -- can I  
6 just grab my phone?

7 ACTING CHAIR HAMMES: Sure. Sure.

8 MS. BARNES: I have the page number.

9 So, we have been working quite closely with  
10 Preservation Long Island and they've been really  
11 helpful in sort of pointing us towards other  
12 similar projects and giving us ideas as to how to  
13 find a solution that works for everybody. But  
14 they would be very keen to see the interiors  
15 land-marked as well, which would, you know,  
16 obviously prevent anything happening to it in the  
17 future.

18 ACTING CHAIR HAMMES: That's a fairly big  
19 undertaking, though, right, at the Federal level?  
20 Is that what you're thinking?

21 MS. BARNES: Well, we've already sort of  
22 started the process. I think it's worth doing,  
23 because otherwise it could be made into anything  
24 and the exterior could be kept as is. And that  
25 would be really said because, you know, the

1 Aurichio Family has just kept everything in tact  
2 in there, like the original seats, the lighting,  
3 you know, everything has been stored and care  
4 for. I'd really like to put it all back in the  
5 right place, if possible.

6 ACTING CHAIR HAMMES: Uh-huh. Okay.

7 So, maybe just flipping through this, I  
8 mean, it looks like the first pages are kind of  
9 background information from the FOIL request; is  
10 that a fair statement?

11 MS. BARNES: Yes. Yes.

12 ACTING CHAIR HAMMES: And then we get to  
13 kind of existing conditions. I guess really what  
14 maybe we should do is we can skip to first your  
15 client design notes, unless somebody has  
16 something before that?

17 MS. BARNES: Originally the bathrooms used  
18 to be under the stage and there used to be an  
19 egress to the right of the stage. If you look  
20 at, there used to be an egress on the ground  
21 floor and on the second floor, but I think  
22 probably the second floor says *removed many years*  
23 *ago*. But that did used to be an egress point.

24 ACTING CHAIR HAMMES: Are there bath --  
25 where are the -- are there bathrooms in that

1 building now?

2 MS. BARNES: There's one bathroom in the  
3 retail space, in the larger retail space at the  
4 front existing, and there's one bathroom  
5 upstairs, in the offices upstairs.

6 ACTING CHAIR HAMMES: So, for instance, on  
7 page 11, which is the ground floor --

8 MS. BARNES: Uh-huh.

9 ACTING CHAIR HAMMES: -- there's one in  
10 either the first or the second front part of it?

11 MS. BARNES: Yes.

12 ACTING CHAIR HAMMES: And then on the  
13 second floor there's one located somewhere up  
14 there. But you're not proposing to keep those  
15 bathrooms or --

16 MS. BARNES: Well, I mean, they both need  
17 to be remodeled. We are going to keep bathrooms  
18 in those positions but more for the use of the  
19 retail store stuff.

20 ACTING CHAIR HAMMES: Okay.

21 MS. BARNES: And then batch the -- the  
22 bathrooms with the ADA compliance together.

23 ACTING CHAIR HAMMES: Okay. And the ADA  
24 compliance bathrooms, those are the two that  
25 would now be in the basement?

1 MS. BARNES: Well, what we're proposing,  
2 after -- after much thought, is to put them on  
3 the lower level in the backyard, and then that  
4 would keep the interior of the theatre intact and  
5 it would give us the egress straight from the  
6 theatre above where the bathrooms are into the  
7 back garden as well. Because we need to address  
8 egress as well at the same time, obviously.

9 ACTING CHAIR HAMMES: But these aren't  
10 drawn on the plans, right? Like I'm not missing  
11 something here?

12 MS. BARNES: If you look on page 14.

13 ACTING CHAIR HAMMES: Oh, okay.

14 MS. BARNES: They're drawn there.

15 ACTING CHAIR HAMMES: Okay, but that's the  
16 basement floor.

17 MS. BARNES: Yes.

18 ACTING CHAIR HAMMES: So that's where you  
19 would propose to put them.

20 MS. BARNES: Yes. I mean, basement makes  
21 it sound like a bit mid-evil, but it's  
22 actually -- it's slightly above ground, so you'd  
23 be able to have windows at the top of them. And  
24 there'd be an elevator --

25 ACTING CHAIR HAMMES: Uh-huh.

1 MS. BARNES -- that would take you to both  
2 floors which would then provide ADA access  
3 throughout the building.

4 ACTING CHAIR HAMMES: Right. But knowing  
5 what you gave us today, you have a second  
6 proposal that's without the glass house in the  
7 back?

8 MS. BARNES: Well, I wanted to show you how  
9 much it would eat into the space if we put the  
10 bathrooms inside the building.

11 ACTING CHAIR HAMMES: Okay, so let me just  
12 turn to that. Is that in one of these pages,  
13 then, I take it?

14 MS. BARNES: Yes.

15 MEMBER DOUGHERTY-JOHNSON: I think it's  
16 option two.

17 ACTING CHAIR HAMMES: Right, option two  
18 page --

19 MEMBER DOUGHERTY-JOHNSON: Seventeen.

20 ACTING CHAIR HAMMES: -- 17. So that's  
21 moving them up to the -- towards the front, I  
22 take it.

23 MS. BARNES: Yeah, we would sort of put  
24 them in two clusters in that option.

25 MEMBER DOUGHERTY-JOHNSON: But it's

1 eating in mostly to the General Store?

2 MS. BARNES: No, it actually takes up less  
3 space.

4 ACTING CHAIR HAMMES: It's more, it takes  
5 more of the flex space.

6 MS. BARNES: Yeah, it's underneath the  
7 balcony, which I think would be a shame because  
8 it's really pretty down there.

9 ACTING CHAIR HAMMES: The drawing's on page  
10 17.

11 MS. BARNES: So if you look on -- in the  
12 supplement, if you look on page 16, 17.

13 ACTING CHAIR HAMMES: Yes.

14 MS. BARNES: Then it shows where we could  
15 scatter them.

16 I mean, I also think, because the areas  
17 below the stage are also perfectly preserved  
18 which used to be an area where they would keep  
19 scenery and make scenery. You know, I sort of  
20 love the idea of trying to keep that intact as  
21 well and, you know, maybe have tours so people  
22 can come through and see how, like an old theatre  
23 would have operated and where, you know, things  
24 would have been made and costumes might have been  
25 made, the scenery might have been made, so.

1           ACTING CHAIR HAMMES: The elevator  
2 placement on these. I assume the building  
3 doesn't have an elevator now.

4           MS. BARNES: No, no.

5           ACTING CHAIR HAMMES: So is that -- what is  
6 that supplanting?

7           MS. BARNES: Well, that used to be the main  
8 egress, apparently, in Victorian times to be able  
9 to go out of the building. So right now you just  
10 think of it as -- as you look at the stage, it's  
11 the area on the right, right now is just used for  
12 storage so it wouldn't be -- it wouldn't be sort  
13 of changing the way it's built there, it's just a  
14 fairly wide corridor right now, like a 7-foot  
15 wide corridor. And it used to have -- it used to  
16 have an exit to the garden and then on the second  
17 floor it used to have a staircase going down to  
18 the garden.

19           ACTING CHAIR HHAMMES: What do you  
20 contemplate as uses for these office spaces?

21           MS. BARNES: Well, I -- I'm quite  
22 interested in trying to work with different  
23 not-for-profits here who are looking for space  
24 and to perhaps partner with and give them a place  
25 to have meetings. But I'm really thinking of the

1 office spaces as being used as flexible spaces,  
2 so if people need meeting spaces then they can go  
3 on-line and book them. And so I would see that  
4 they'd be, you know, frequently used for perhaps  
5 community groups that need a place to meet. You  
6 know, similar to -- in Sag Harbor at the theatre  
7 you can go on-line and you can book spaces there  
8 if you're a group that needs a place to meet.  
9 So, it would be supplemental -- supplemental  
10 office space with the community, I suppose, that  
11 you could -- that you could put time in.

12 There's a lot of little spaces in this  
13 building. It's a big building and there's lots  
14 of space in there. I'm really trying to think of  
15 them as flexible spaces that could be used by the  
16 community. See up in the balcony, that used to  
17 have -- you know, 200 people used to be allowed  
18 up there, obviously that's not going to happen  
19 nowadays. But how else could we use the balcony  
20 in a way that would be useful? One you said I'm  
21 interested in is maybe having a sound room there  
22 that could also be used as a podcast studio, or  
23 even like a small radio station for high school  
24 students or something like that, but something  
25 which has flexible uses. So if we're having a

1 show then it would be used for sound and lights,  
2 but if there's no show on that week then it could  
3 be booked for other uses.

4 ACTING CHAIR HAMMES: Maybe just taking a  
5 step back. I mean, are you planning on kind of  
6 running this whole thing yourself or are you  
7 going to be teaming up with --

8 MS. BARNES: I want to --

9 ACTING CHAIR HAMMES: Like when you don't  
10 have shows and things like that?

11 MS. BARNES: I want to team up with other  
12 people. I don't want to be -- to be running  
13 shows (*laughter*), no. So there's, you know,  
14 quite a few organizations that I've had  
15 preliminary talks with and they're all interested  
16 and excited at the idea of having more venue  
17 space on the far North Fork.

18 And the feedback I've had from the  
19 community, because, you know, I have six kids, my  
20 two youngest are in the 3rd grade and it would be  
21 nice to have more year-round arts, entertainment  
22 out here, and classes, shows. But it's such a  
23 big space maybe, you know, someone could come and  
24 teach ballet there once a week. It could be used  
25 for lots of different things if it's not too

1 defined.

2 ACTING CHAIR HAMMES: Uh-huh.

3 Kind of turning to the glass house piece of  
4 this.

5 MS. BARNES: Uh-huh.

6 ACTING CHAIR HAMMES: Obviously that's  
7 where you're kind of bumping into a greater use  
8 of -- I mean, you're expanding the footprint of  
9 the building

10 MS. BARNES: Yeah.

11 ACTING CHAIR HAMMES: And I know, you know,  
12 the question ended up -- obviously, it starts  
13 going towards a more residential part of the  
14 community.

15 MS. BARNES: Yeah.

16 ACTING CHAIR HAMMES: So the question I  
17 guess I have is kind of what is the possible  
18 occupancy of that space, and is it something  
19 where you're contemplating that it would be used  
20 -- it could be rented out for special events like  
21 weddings and things like that or?

22 MS. BARNES: I think it would be -- I mean,  
23 it's a bit small for that, really. You know, I  
24 see it perhaps being used in the winter. Right  
25 now I think it would be a lovely place to go sit

1 with a cup of tea from the cafe and sit in a  
2 space that has things growing and its brides and  
3 it's, you know, just an appealing space from the  
4 street as well. I think it's kind of an  
5 interesting solution to the problem of having to  
6 make the building ADA compliant.

7 And I also like the idea in Greenport of  
8 having more places where you can sit outside and  
9 use that back area a little bit. Like with kids  
10 sometimes it's a problem, you can't take a  
11 stroller in somewhere or you can't take your  
12 grandmother in a wheelchair somewhere, and it  
13 would be nice to have this indoor/outdoor  
14 feeling.

15 ACTING CHAIR HAMMES: So, on page 15 of  
16 your submission, I struggled with this a little  
17 bit; is the entrance to that, then, through the  
18 cafe? I was just trying to walk through kind of  
19 the access points to the whole property.

20 MS. BARNES: Sure.

21 ACTING CHAIR HAMMES: So obviously there's  
22 the front door on Main Street, right?

23 MS. BARNES: Yes.

24 ACTING CHAIR HAMMES: Which is existing.  
25 There's a side door, or there's two front doors

1 on Main Street that are existing. There's the  
2 side door on Central Avenue which is currently, I  
3 think, their principle loading area as well?

4 MS. BARNES: Yeah, there's actually three  
5 doors down there that have been blocked off over  
6 the years, but from the inside it's a bit more  
7 visible exactly where they are. But I was, you  
8 know, hopefully working -- working with the  
9 Historical Review Board to perhaps put exit doors  
10 which are invisible from the outside but you can  
11 push them from the inside, but from the outside  
12 they blend in with the facade. Because I think  
13 it would be good to have, you know, as many exits  
14 along that level as possible.

15 ACTING CHAIR HAMMES: Uh-huh. But you're  
16 at a minimum planning on keeping the entry that  
17 is there that's the loading entry right now?

18 MS. BARNES: Oh, yes. No, I would like to  
19 try and open up all those exits --

20 ACTING CHAIR HAMMES: Okay.

21 MS. BARNES -- which have been closed off  
22 over the years.

23 ACTING CHAIR HAMMES: And so then you go  
24 through this area, you get back to the back here,  
25 I'm on the ground floor of the theatre. The

1 stage is back here, correct?

2 MS. BARNES: Yes.

3 ACTING CHAIR HAMMES: So you can't really  
4 cut through the stage to get to the cafe garden.

5 MS. BARNES: Well, there's like -- there's  
6 corridors almost on each side of the stage --

7 ACTING CHAIR HAMMES: Uh-huh.

8 MS. BARNES: And then because the building  
9 is raised slightly up above-ground level, then  
10 you'd have to take a few steps down to get into  
11 the garden. But ideally, it would be nice to  
12 have a straight shot all the way through to the  
13 backyard if you're walking -- walking down on the  
14 south side of the -- the north side of the  
15 building. Mr. Aurichio said that there did  
16 actually used to be a large window there.

17 ACTING CHAIR HAMMES: Uh-huh. I guess -- I  
18 mean, I'd have to go in here and look at the  
19 stage. It's hard for me to imagine that there's  
20 a place that would easily cut across the stage,  
21 but maybe I'm missing something.

22 MS. BARNES: Yeah, the stage is actually  
23 just that rectangle in the center and then  
24 there's these quite wide walkways on each side.

25 ACTING CHAIR HAMMES: Uh-huh.

1 MS. BARNES: It's a little hard to tell  
2 unless you're actually there, because it's a lot  
3 of little staircases up and down. But there is a  
4 straight shot through of about 7-foot on each  
5 side of the stage. And then you go up a few  
6 stairs to get onto the stage and down a few  
7 stairs to get to the garden.

8 ACTING CHAIR HAMMES: Okay. So then the  
9 two slashes on the -- on the, I guess it's the  
10 west side, by the Cafe Garden. Would that be the  
11 entrance, then, into the Cafe Garden?

12 MS. BARNES: I think it would be nice to  
13 have one entrance, yeah, directly from the  
14 sidewalk.

15 ACTING CHAIR HAMMES: And then from the --  
16 from Central Avenue and Carpenter Street, how do  
17 you see that?

18 MS. BARNES: I see it having no entrance  
19 from Carpenter Street --

20 ACTING CHAIR HAMMES: Okay.

21 MS. BARNES: -- and to keep the entrances  
22 close to the southeast corner of the theatre  
23 building as possible.

24 ACTING CHAIR HAMMES: So even though you  
25 have these trees here, the --

1 MS. BARNES: Well, the trees are there  
2 already.

3 ACTING CHAIR HAMMES: Okay.

4 MS. BARNES: It'd be nice to keep them  
5 (*laughter*), they're pretty trees, but I'm  
6 flexible.

7 MEMBER DOUGHERTY-JOHNSON: But so if you  
8 did have a stroller or a wheelchair, you -- how  
9 would you navigate the space? You know, like --

10 MS. BARNES: Well, there would be an ADA  
11 ramp off the back of the building if we went with  
12 this option, but I think that there would also be  
13 a gate through from Central Avenue as well.

14 MEMBER DOUGHERTY-JOHNSON: Okay. And that  
15 if you wanted to get a coffee you would, like,  
16 traverse the building using elevators and go to  
17 the cafe.

18 MS. BARNES: Yeah. I mean, or you could go  
19 in -- you could go in the front, in the front  
20 entrance because we're going to figure out some  
21 type of way to make ADA of those beautiful, old  
22 steps. So you could go in that entrance, you can  
23 go all the way through or else you could go down  
24 the sidewalk along Central Avenue and into the --  
25 into the back garden.

1           ACTING CHAIR HAMMES: But the cafe itself  
2 isn't that in the back? Or am I missing --

3           MS. BARNES: Well, the --

4           ACTING CHAIR HAMMES: Oh, it's in the  
5 front, I see. But you got in through the kitchen  
6 in the back.

7           MS. BARNES: Well, they're going to get a  
8 lot of exercise. But, you know, I'm not  
9 intending to do any cooking there, per se. I see  
10 it as sort of, you know, grab-and-go muffins,  
11 things like that.

12           MEMBER DOUGHERTY-JOHNSON: And then will  
13 things also be for sale in the glass house?

14           MS. BARNES: No.

15           MEMBER DOUGHERTY-JOHNSON: Okay. Because  
16 it says glass house, General Store.

17           MS. BARNES: Well, I'm linking it with the  
18 General Store because it would be -- there's  
19 going to have to be a blend of not-for-profit and  
20 for-profit here and the cafe and the General  
21 Store will be -- will be for-profit. And so as  
22 people might be taking their cup of tea and  
23 sitting in the glass house, then we can craft it  
24 in with the General Store. I know, it's a bit  
25 complicated.

1           ACTING CHAIR HAMMES: What about loading?  
2           What about loading and unloading, how are you  
3           contemplating that working?

4           MS. BARNES: Well, I'm hoping that the  
5           existing larger, larger open area which is  
6           existing, maybe we can redesign those doors so  
7           that they can open outward or inward, but they'll  
8           sort of be invisible --

9           ACTING CHAIR HAMMES: So you'd basically --  
10          they'll be using the same -- so, like I walked by  
11          there yesterday and there was a huge truck on  
12          Central Avenue unloading.

13          MS. BARNES: Yeah. I mean, there has to be  
14          somewhere to load things in, especially if  
15          there's a theatre group coming in or something.  
16          But I certainly want to make it so it's  
17          historically accurate and it would probably be a  
18          door that swings in rather than -- rather than an  
19          overhead door. Preservation Long Island, they're  
20          very strict (*laughter*).

21          ACTING CHAIR HAMMES: Shaun?

22          MEMBER BUCHANAN: I mean, my only questions  
23          that I have -- because I think this is a really  
24          interesting plan here. And I love the use of,  
25          you know, going below ground and innovation

1       there -- is primarily for the residents on  
2       Carpenter Street.

3               MS. BARNES: Yeah.

4               MEMBER BUCHANAN: And so my questions would  
5       be like is there any thought of this being like  
6       having like a gala or have anything that would  
7       spill out in there after one of the openings or  
8       whatever? Because, I mean, obviously none of us  
9       were here when this was in full swing, but I  
10      think, you know, we expect that there'll be a  
11      certain level of noise and whatnot coming from  
12      the auditorium.

13              MS. BARNES: Sure.

14              MEMBER BUCHANAN: So I just -- I would just  
15      be curious how you envision that, like whether  
16      it's live music or whether it's, you know, some  
17      sort of after parties or whatever, or does it,  
18      you know, stop at like six o'clock or --

19              MS. BARNES: I mean, personally, I think  
20      that as we restore the building we want to build  
21      as much sound mitigation as possible. But this  
22      stage was designed to be used, you know, without  
23      electronic, you know, microphones and speakers  
24      and so on, and it's meant to have incredible  
25      acoustics. So, I'm really thinking that should

1 perhaps be the focus of it is to try to keep it  
2 as a functioning Victorian theatre and really  
3 keep any sound to a minimum. But also to use  
4 modern technology to try and -- to try and build  
5 in as much of a sound buffer as possible. Like,  
6 you know, we would put in, you know, very -- the  
7 best grade of windows to use and try and figure  
8 out a way to insulate the building. Because as  
9 Mr. Aurichio said, it is like a -- it is like a  
10 freezer in there, it's very, very cold.

11 MEMBER BUCHANAN: Oh, I'm sorry, I was more  
12 meaning about the back area, the reimagine back  
13 area.

14 MS. BARNES: Well, so -- sorry, I didn't  
15 answer your question very well. But I'm  
16 envisioning like keeping people inside the  
17 theatre, really, you know? And then if there was  
18 some spillover into the backyard then I don't --  
19 no music back there, you know, so. And, you  
20 know, we're happy to sign whatever we need to say  
21 about that, you know. But I'm thinking of this  
22 as being, you know, much more of a daytime space.

23 ACTING CHAIR HAMMES: So then would you be  
24 amenable to limiting the hours to that back  
25 space --

1 MS. BARNES: Yes, absolutely.

2 ACTING CHAIR HAMMES: -- to, you know, a  
3 certain reasonable time, in the early evening,  
4 perhaps?

5 MS. BARNES: Yes. I ran a bar in my 20's,  
6 I don't want to go back to those days *(laughter)*.  
7 It's a nightmare.

8 ACTING CHAIR HAMMES: *(Laughter)*.

9 MS. BARNES: And I think -- you know, we've  
10 got a lot of bars and restaurants in Greenport  
11 already, you know. I mean, personally, as a  
12 mother of six kids, I find it hard to find places  
13 that I can go to that's enjoyable for everybody.  
14 And it's not enjoyable if you're in a space and  
15 your worried they're going to knock things over  
16 or bother someone else if they're having a really  
17 fancy meal. I just want to make something that's  
18 really accessible and welcoming to everyone and  
19 so people don't feel like they can't go somewhere  
20 because they have their families with them.

21 ACTING CHAIR HAMMES: Uh-huh.

22 MS. BARNES: And we also, we really want to  
23 keep it going all year. So, you know, 360 days a  
24 year is what we're hoping to do.

25 ACTING CHAIR HAMMES: How much room is

1           there in the attic?

2           MS. BARNES: The attic, you can't really  
3           use it because it's got an unusual sort of W  
4           dressing up there which is really interesting.  
5           But I don't think you could use it, I don't think  
6           so.

7           ACTING CHAIR HAMMES: Isn't the ceiling in  
8           the auditorium part a drop ceiling at this point,  
9           or is that the original ceiling?

10          MS. BARNES: It's dropped, I think. I  
11          haven't actually --

12          MR. AURICHIO: It's not dropped.

13          MS. BARNES: It's not dropped. I think  
14          it's got a layer of like a sort of cardboard,  
15          sort of -- you know, like a --

16          MR. AURICHIO: *(Inaudible)*.

17          ACTING CHAIR HAMMES: But I guess even my  
18          better question is is it the original ceiling --

19          MR. AURICHIO: Yeah.

20          ACTING CHAIR HAMMES: -- when you go in  
21          there? Really?

22          MS. BARNES: Well, there's a plaster  
23          ceiling there, maybe above the board ceiling  
24          that's there?

25          ACTING CHAIR HAMMES: It looked kind of

1 dropped to me.

2 MR. AURICHIO: *(Inaudible)*

3 MS. MAHONEY: Can you state your name,  
4 please?

5 MR. AURICHIO: Oh. Andrew Aurichio, owner  
6 of the auditorium. If I may address the Board?

7 ACTING CHAIR HAMMES: Sure.

8 MS. MAHONEY: Can you please use the  
9 microphone?

10 MR. AURICHIO: To answer your question  
11 about the attic --

12 ACTING CHAIR HAMMES: Can you come up and  
13 use the mic so we can get it on tape?

14 MEMBER DOUGHERTY-JOHNSON: There are  
15 pictures, too, on the left.

16 ACTING CHAIR HAMMES: Yeah, I just -- I  
17 walked by there the other day and peaked in and  
18 it really looked like a dropped ceiling to me, so  
19 that's why I'm asking the question.

20 MR. AURICHIO: Okay. Hello?

21 ACTING CHAIR HAMMES: Hi.

22 MR. AURICHIO: Okay, to answer your  
23 question, I guess, about the attic, how much room  
24 you got there.

25 ACTING CHAIR HAMMES: Uh-huh.

1 MR. AURICHIO: Oh, man, it's at least 10,  
2 12-feet high there. And then like you said,  
3 there's architectural trust and so on and so  
4 forth, so

5 ACTING CHAIR HAMMES: So it's not really  
6 usable space. Could it be used for storage?

7 MR. AURICHIO: You'd need an architect to  
8 answer that question, I don't know. You could  
9 use it. My Dad always said we could use it for  
10 storage.

11 ACTING CHAIR HAMMES: Okay.

12 MR. AURICHIO: You know, the building has  
13 all -- it's got tie rods in it and it's all --

14 ACTING CHAIR HAMMES: Right.

15 MR. AURICHIO: You know, it's well built,  
16 so.

17 ACTING CHAIR HAMMES: It's just the plans  
18 were silent on -- it shows the attic but --

19 MR. AURICHIO: Yeah, I didn't draw the  
20 plans, so I don't know. I mean, any type of  
21 questions like that you need an architect to  
22 answer.

23 ACTING CHAIR HAMMES: Okay.

24 MR. AURICHIO: I can't answer that.

25 ACTING CHAIR HAMMES: Okay.

1 MR. AURICHIO: I know there's a lot of room  
2 up there. What was the other question?

3 ACTING CHAIR HAMMES: I think the other  
4 question --

5 MR. AURICHIO: Oh, the drop ceiling.

6 ACTING CHAIR HAMMES: -- related to the  
7 drop ceiling, the ceiling in the auditorium,  
8 whether it's the original ceiling or --

9 MR. AURICHIO: Well, to answer your  
10 question, a drop ceiling to me would be a drop  
11 down from the original, a couple of feet more or  
12 less, right?

13 ACTING CHAIR HAMMES: Well, usually it's  
14 when somebody didn't want to repair the original  
15 ceiling so, yeah, they dropped something and --

16 MR. AURICHIO: Well, it's not a drop  
17 ceiling in the true sense of the word. They  
18 might have reapplied something to the original  
19 ceiling.

20 ACTING CHAIR HAMMES: Okay.

21 MR. AURICHIO: But I don't know that  
22 because I've been there 50-some years and it's  
23 always been that way. I don't know what happened  
24 before I was there. And if you go open the attic  
25 you can see that, you know, you can see where the

1 ceiling ends and the floor begins and so on and  
2 so forth. Is there is anything else you have for  
3 me to answer?

4 ACTING CHAIR HAMMES: No. I mean -- I  
5 mean, I have to say, I think this is -- I mean,  
6 it's, I think, very exciting for the community to  
7 think about the auditorium, at least from my  
8 perspective and from what people have said to me  
9 out and about. And for years people have talked  
10 about the auditorium as one of the two buildings,  
11 I guess, in town that people are the most focused  
12 on in terms of its long-term use.

13 You know, it seems like you've got some  
14 great ideas. It does seem like it's very much  
15 still in that conceptual stage, though, in terms  
16 of moving this along in the planning process.  
17 And I do note that the planner has indicated, and  
18 I think that there's a fair amount of more detail  
19 that are going to be needed to move the plans on,  
20 you're going to have to go to HPC --

21 ADMINISTRATOR PALLAS: Yes.

22 ACTING CHAIR HAMMES: -- and I would assume  
23 Zoning, potentially.

24 MS. BARNES: I think so, yeah.

25 ACTING CHAIR HAMMES: So, I mean, what I

1 can tell you is that, at least from my  
2 perspective -- and obviously my other Board  
3 Members can weigh in here. Like this is, you  
4 know, an exciting idea, we look forward to  
5 working with you and seeing how this develops.

6 I guess I think we need you to kind of now  
7 work with the Building Department again to kind  
8 of start taking this to the next steps and  
9 putting a little bit more detail into it and  
10 really kind of maybe thinking about -- I think  
11 ultimately when -- assuming this gets back to us  
12 for approval, when we start looking at uses and  
13 stuff we might need to be a little bit more  
14 fine-tuned than kind of a community hub-type  
15 thing and think a little bit more -- a little bit  
16 more definitionally around that as well.

17 Because, as you might imagine, people are going  
18 to be focused on potential uses and making sure  
19 that -- how that works.

20 I think the fact that you're going to  
21 pursue landmark status I think is actually really  
22 helpful. Because I would say one of my concerns  
23 would always be, well, you could go and, you  
24 know, close on this, kind of fix it up and then  
25 you flip it and now we kind of are further down

1 the road but now somebody wants to take it in a  
2 completely different direction.

3 MS. BARNES: Exactly.

4 ACTING CHAIR HAMMES: So, those are kind of  
5 my initial thoughts. I don't know if anybody  
6 else has anything they want to say or add or --

7 MEMBER KYRK: No.

8 ACTING CHAIR HAMMES: -- indicate concerns  
9 or anything they'd like to see addressed? But I  
10 think that that's really kind of the next step  
11 for you. Do you have any questions for us, or?

12 MS. BARNES: Not really, except I would  
13 love some guidance as to how we can do this in a  
14 timely way. Because as you know, there's no CO  
15 on this building and so our funding is tied to it  
16 having a CO, and so that's kind of what we're  
17 going. You know, it's a little bit shaking an  
18 egg for us.

19 We have -- we have prepared the one sheet  
20 zoning that your consultant, the consultant  
21 engineer, we have prepared that already and they  
22 have it here at the desk. So, we are trying to  
23 go as quickly as possible so that we can move  
24 this along so that we don't get in too deep  
25 before we find out that we can't get a CO on

1 it.

2 MEMBER KYRK: Understandable.

3 ACTING CHAIR HAMMES: I mean, I -- not --  
4 I'd love to be the person that -- well, no, I  
5 wouldn't actually like to be the person that  
6 issues COs.

7 (\*Laughter\*)

8 But I think, again, I would have to -- have  
9 to kind of send you back to work closely with  
10 Paul and his team.

11 MS. BARNES: Yes.

12 ACTING CHAIR HAMMES: I do think that,  
13 obviously, there's a fair amount of more detail  
14 that's going to have to be done on the  
15 architectural plan.

16 MS. BARNES: Yes.

17 ACTING CHAIR HAMMES: And in terms of  
18 working towards what would be required to get a  
19 CO, I mean, I assume what you're asking is kind  
20 of can you get a CO before you start work on the  
21 property or?

22 MS. BARNES: Well, not really, but maybe  
23 just some indication is like is this something  
24 that Greenport Village wants or they don't want?  
25 Because if they don't want then -- you know, then

1 I won't keep throwing money and time at this.  
2 But, you know, I mean the feedback I have been  
3 getting is that it is something that people do  
4 want. But, you know, back to your point, they  
5 don't want to have like a nightclub there.

6 ACTING CHAIR HAMMES: Right.

7 MS. BARNES: A theatre-theme (*laughter*).

8 ACTING CHAIR HAMMES: I wish there was an  
9 easy -- an easy process to describe to you on all  
10 this because there will have to be public  
11 hearings as you move through this.

12 MS. BARNES: Yes.

13 ACTING CHAIR HAMMES: So there's never, you  
14 know, a hundred percent certainty on anything.  
15 All I can, again, say, that my view at least at  
16 this point is that I think this is a good  
17 conceptual start, it's something that I would be  
18 excited to see in the Village. I think it's a  
19 good use of this space, but the devil is always  
20 in the detail.

21 MS. BARNES: Sure.

22 ACTING CHAIR HAMMES: And obviously there  
23 are five -- four other people, one of whom's not  
24 here, that would ultimately weigh in on this from  
25 the Planning Board as well as the ZBA and the

1 HPC.

2 MS. BARNES: Sure.

3 ACTING CHAIR HAMMES: So, I -- I don't  
4 think what you're hearing from this board at  
5 least is, *Oh my God, this is absolutely crazy.*  
6 *We're not -- (laughter).*

7 MS. BARNES: We hate it. All right.  
8 All right, so --

9 ACTING CHAIR HAMMES: I mean, I don't want  
10 to speak for everybody else.

11 MS. BARNES: No. So with reservations you  
12 like it *(laughter)*.

13 ACTING CHAIR HAMMES: So that's, I guess,  
14 what I can say at this point.

15 MS. BARNES: Yeah. So we'll just keep  
16 working and going as quickly as possible and --

17 ACTING CHAIR HAMMES: Yeah. Well, we look  
18 forward to seeing the plan develop.

19 MS. BARNES: Yes.

20 ACTING CHAIR HAMMES: And, you know, I  
21 think, again, as you work through things, and  
22 particularly when you go to the next two boards,  
23 I think you'll get a lot more clarity on things  
24 that you need to --

25 MS. BARNES: Yeah, I'm excited to go to

1 Historic, yeah.

2 ACTING CHAIR HAMMES: That you need to  
3 tweak in terms of being able to kind of move it  
4 along.

5 MS. BARNES: Awesome. All right, thank you  
6 very much for your time.

7 ACTING CHAIR HAMMES: Thank you.

8 So, moving along now, we are up to *Item No.*  
9 *3, 200 Main Street. This is a Pre-Submission*  
10 *Conference regarding the site plan of Erik Warner*  
11 *on behalf of HF2 Hotel Owner LLC. The applicant*  
12 *proposes to redevelop the property with a 22-room*  
13 *Inn. This property is located in the C-R (Retail*  
14 *Commercial) District and is located in the*  
15 *Historic District. It is Suffolk County Tax Map*  
16 *No. 1001-4.-10-16. Could you, you know, give us*  
17 *your details?*

18 MR. GIL MARTIN: For the applicant, David  
19 Gil Martin. We have Erik Warner who is the owner  
20 here tonight and Erik's going to just address you  
21 about the background of his company, and  
22 especially his local businesses and how they tie  
23 into the property. Then we have the architect,  
24 Alex Badalamenti, who can run through the plans  
25 with you.

1           So I'll ask Erik to come up and we look  
2 forward to presenting this to you. Thank you for  
3 your time and we look forward to working through  
4 the process. This is Erik Warner.

5           ACTING CHAIR HAMMES: Thank you.

6           MR. WARNER: Hi. I'm Erik Warner, I'm the  
7 owner of the Sound View Hotel and the Harborfront  
8 Inn. I'm proposing to redevelop what is sweetly  
9 known as Sweet Indulgence at 200 Main into a  
10 22-room Inn.

11           I've been in the hotel business since I was  
12 a kid, starting out as a housekeeper in a hotel  
13 in Wilmington, Delaware. And I've built a small  
14 portfolio of hotels from here to New York City to  
15 Boulder, Colorado, Jackson, Wyoming, out to  
16 Hawaii. I have 12 hotels that I own in those  
17 locations, and I have a management company that  
18 operates the hotels to fairly high standards for  
19 me. I live in Brooklyn. I feel like I live out  
20 here because I'm out here so often. And that's  
21 my overview. I'm happy to ask -- answer any  
22 questions.

23           It's a fairly straight forward proposal.  
24 Sound View and Harborfront, we operate those two  
25 hotels together; this would just be an extension

1 or a third operation; it would be collectively  
2 operated between the three properties. It  
3 creates meaningful efficiencies, allows us to  
4 retain more full-time team members. And it's  
5 really straight forward, it's really just adding  
6 22 rooms to Greenport.

7 ACTING CHAIR HAMMES: Okay. So, just  
8 because I'm not the brightest bulb on the planet;  
9 is BOH back of the house, or what is BOH?

10 MR. WARNER: Yes, back of the house.

11 ACTING CHAIR HAMMES: *(Laughter)* Okay.

12 So, you're not proposing any kind of food  
13 or bar in this establishment.

14 MR. WARNER: We're not; correct.

15 ACTING CHAIR HAMMES: What about -- I mean,  
16 there's obviously the front door area with the  
17 lobby, that's the main proposed ingress, I take  
18 it?

19 MR. WARNER: Yes, right on Main Street.

20 ACTING CHAIR HAMMES: All right. I mean, I  
21 will just tell you that I have some serious  
22 concerns about safety in that intersection --

23 MR. WARNER: Sure.

24 ACTING CHAIR HAMMES: -- and a hotel being  
25 there. I've seen way too many accidents and

1 potential accidents and now with the parking lots  
2 not being there slowing down traffic. The kind  
3 of moving up of the building and also the  
4 intensification of the use as well as just the  
5 nature of a hotel with people loading and  
6 unloading gives me some serious pause at that  
7 intersection.

8 MR. WARNER: Well, one thing to note, and  
9 just because I've been out here eight years and  
10 operating these hotels for so long. This market  
11 is a highly seasonal market, and so in the  
12 off-season the hotels, unfortunately -- it's  
13 getting better every year, but they're more or  
14 less vacant and so there's not much of an issue  
15 during the off-season.

16 And then during the peak season, because  
17 there are so many people out here to begin with,  
18 and I know all of us complain about it because I  
19 spent a lot of my summer out here, everything  
20 sort of slows down. In the sense that there's  
21 traffic and parking and all these people that are  
22 normally walking around, I feel like even though  
23 there's more people, tired energy, there's  
24 usually a slowness that at least we see --

25 ACTING CHAIR HAMMES: Not at that

1 intersection (*laughter*). I can tell you. I  
2 mean, I --

3 MR. WARNER: Sure.

4 ACTING CHAIR HAMMES: I used to go to  
5 Bruce's, I don't go into Bruce's anymore because  
6 it's too crazy down there for me in the  
7 summer-time, so.

8 MEMBER KYRK: Within the last eight years,  
9 I believe at least within the last eight years  
10 somebody's driven through that stop sign into the  
11 garden. I believe it's within the last eight  
12 years --

13 MR. WARNER: Oh, wow.

14 MEMBER KYRK: -- it happened, and somebody  
15 drove into Sweet Indulgences prior to that. And  
16 they're weird accidents; they're weird accidents,  
17 I admit, but, you know --

18 MR. WARNER: Sure.

19 ACTING CHAIR HAMMES: It's a very, very  
20 dangerous place downtown; I mean, out of all the  
21 areas downtown.

22 MEMBER KYRK: People blindly driving east  
23 on the main road, you know, they have to do  
24 something there.

25 MR. WARNER: Yes. The other quick point,

1       though, is that the reason that we laid out the  
2       property the way we did is because the hotel  
3       rooms are in the back of the hotel. So, what  
4       that does is that moves all of the drop-off and  
5       all the activity to that area. People will  
6       obviously see the property and they'll be like  
7       *Oh, we want to check in*, but a lot of that,  
8       frankly, in terms of the process of getting  
9       guests into the Inn, is through good  
10      communication. So when you make your reservation  
11      with us, it is very easy for us to say, *These are*  
12      *the instructions for how we would like you to*  
13      *enter the property because of some of these*  
14      *concerns that people may have*. So it's a very  
15      simple process for us to --

16             ACTING CHAIR HAMMES: You don't think  
17      people are going to want to pull up out front and  
18      unload?

19             MR. WARNER: Well, the thing is it's  
20      only -- it's a small property, and so there  
21      aren't massive numbers of people. Check-in time  
22      is usually, for most properties, four o'clock,  
23      and everyone doesn't arrive at once, everyone  
24      arrives throughout the evening, and so we can  
25      really manage that process well. And even

1 through good signage; good signage let's people  
2 know that, *Hey, maybe this isn't where you should*  
3 *be parking. Please come around back.* Carpenter  
4 Street is very quite, it's a very quiet street.

5 MEMBER DOUGHERTY-JOHNSON: I mean, it is  
6 now.

7 (*\*Laughter\**)

8 It won't be, and it's also very narrow.

9 ACTING CHAIR HAMMES: Well, on East Front  
10 Street, trying to turn out of East Front Street  
11 during the high season is also very difficult.  
12 So, this is also a traffic congestion issue. I  
13 understand you're going to respond it's only 22  
14 rooms, but it's -- it's a significant change to  
15 that whole area in terms of traffic flow.

16 MR. WARNER: Yes.

17 ACTING CHAIR HAMMES: And as I said, it's  
18 one of the intersections, the way that it all  
19 lines up there is very tricky.

20 MR. WARNER: One of the other notes, and  
21 just because I talked with the seller who had  
22 owned that property for many years, I think prior  
23 to their purchase it was a car wash.

24 ACTING CHAIR HAMMES: That was a long time  
25 ago (*laughter*).

1           MR. WARNER: Then it became retail and so  
2 over the years the amount of business that they  
3 built up in that space, I would argue that they  
4 probably had in peak season hundreds of people  
5 accessing that space on a daily basis versus,  
6 again, we're just limiting this to 12 --

7           MEMBER KYRK: They weren't driving directly  
8 to the space; they were driving to the Village  
9 and walking around.

10          MR. WARNER: Yep.

11          MR. GIL MARTIN: This is a perfect issue  
12 for SEQRA, right? It's why we have SEQRA, it's  
13 something that we can address and maybe all  
14 together we can work through this issue, get  
15 better signage and figure out a way to make that  
16 intersection safe. But we can work through that  
17 process and see what comes out of it.

18          MR. WARNER: Yes.

19          ACTING CHAIR HAMMES: Well, I think you've  
20 heard our concern on that point.

21          MR. WARNER: Sure.

22          ACTING CHAIR HAMMES: I had another  
23 question in terms of the open space area on here,  
24 what that -- you contemplate -- how you  
25 contemplate that being used, the space between

1 the lobby and the hotel rooms.

2 MR. WARNER: It really is just a respite  
3 between the lobby and the hotel rooms.

4 ACTING CHAIR HAMMES: I mean, is it  
5 someplace where somebody's going to be able to  
6 take their bottle of scotch and go sit out there  
7 and a have a couple of drinks?

8 MR. WARNER: If someone was to -- we aren't  
9 selling alcohol, and so if someone wants to bring  
10 a flask or whatever people do, as we all know, we  
11 can't control that. We can prevent it by not  
12 selling alcohol and so forth, but it's not  
13 designed to be a space for you to bring your  
14 bottle of scotch and start doing shots or  
15 whatever. It's just designed to be a meeting  
16 point outside. I think my favorite time in the  
17 seasons of Greenport is the wintertime, and so  
18 meeting even in the wintertime, sitting outside  
19 in the sun, it's just a nice experience.

20 ACTING CHAIR HAMMES: I think you should  
21 think about what the hours of that space are  
22 going to look like, cause I don't think anybody  
23 is going to really want it turning into an  
24 after-wedding party space.

25 MR. WARNER: I'm happy to -- happy to.

1 MEMBER DOUGHERTY-JOHNSON: It also looks  
2 like it's kind of open to the -- so that the --  
3 which is nice in a way, but it also sort of  
4 invites; like are you going to police it, are you  
5 going to kick people out who aren't guests?

6 MR. WARNER: So, there will -- there will  
7 be plantings and it'll be an open space, but it's  
8 not designed to be a --

9 MEMBER DOUGHERTY-JOHNSON: Private open  
10 space.

11 MR. WARNER: Right; it's not designed to be  
12 a -- right.

13 MEMBER BUCHANAN: So when you're talking  
14 about the -- I'm just trying to think about  
15 experience, if I'm checking into this hotel.

16 MR. WARNER: Yeah.

17 MEMBER BUCHANAN: So from the time I arrive  
18 in town, how do I -- like how do you envision it?  
19 I understand there's e-mails, there's signs,  
20 there's things like that, but if I'm going  
21 from -- I'm landing in Greenport, I've never been  
22 here before, I've driven in. What do I do?

23 ACTING CHAIR HAMMES: Driving down Main  
24 Street.

25 MEMBER BUCHANAN: Yeah. Like what --

1           ACTING CHAIR HAMMES: Driving down Front  
2 Street.

3           MEMBER BUCHANAN: How does it work with the  
4 luggage, how does it work with check-in, how does  
5 it work with everything?

6           And then also thinking like if it's a --  
7 all 22 rooms are sold to a wedding party and then  
8 we have -- we rented the trolley or we rented  
9 something for pick-up and things like that; how  
10 do you envision, you know, navigating that? I  
11 know you're saying that there's things in the  
12 back, but that's sort of the part that I'm -- I'm  
13 not understanding because is the lobby in the  
14 front or is it --

15          MR. WARNER: Yes. And so a lot of the  
16 time, a lot of the research that we did was in  
17 terms of how to keep the flow of energy along  
18 Main Street and Front Street, right? You want  
19 people to go shop to shop, door-front to  
20 door-front in order to spend dollars and  
21 experience the town, experience the Village in a  
22 consistent manner. So, we looked back in time  
23 and we saw that, look, the storefronts were all  
24 lined up, that's the way it was. So I think this  
25 one actually -- this storefront burnt down and

1 then it was replaced and over time became the car  
2 wash and then it became Sweet Indulgence and so  
3 on and so forth. We wanted to return that and  
4 that's why we have the lobby up front. There  
5 will be somebody at the front desk, the windows  
6 will be big windows that show this nice, pleasant  
7 lobby, and it fits very nicely into the context  
8 of the Village.

9 And so if you're driving to get to -- a  
10 couple of the questions. If you're driving, what  
11 we do is we send you directions ahead of time and  
12 we say, *Hey, it's very busy in Greenport next*  
13 *week, here's how we suggest you arrive*, and we  
14 would just give you directions to go and if  
15 you're coming down Main Street. If you're coming  
16 up Front Street you'd make a left on Main Street  
17 and come around the back.

18 We use text services now at the different  
19 properties and the text services allow the guests  
20 to communicate. And actually, we're able to  
21 field track them so that we know when they're  
22 arriving so we can send somebody out to help with  
23 their bags. So they would park in the back in a  
24 busy period of time.

25 We do know that we don't have the 24 spaces

1 or 22 spaces that have -- that are in the Code  
2 and we're happy to pay the PILOT in order to  
3 offset that. But essentially the guests would  
4 come into the back, we would greet them. We  
5 check everyone in electronically nowadays, and so  
6 it's very easy to communicate and to direct  
7 people, *Hey, Main Street's really busy, don't go*  
8 *out there, meet us in the back.* Of course if  
9 it's in the off-season, it's most likely fine if  
10 they pull up.

11 ACTING CHAIR HAMMES: And where are you  
12 going to suggest to them that they park?

13 MR. WARNER: In the Village parking areas.

14 ACTING CHAIR HAMMES: I don't think --

15 MR. WARNER: So the other thing that --

16 ACTING CHAIR HAMMES: Can you park in the  
17 Village parking -- in the municipal lot  
18 overnight, Paul?

19 ADMINISTRATOR PALLAS: I'd have to double  
20 check the Code; we've got different rules, I'll  
21 have to double check.

22 MR. WARNER: The other -- where we've also  
23 had a lot of success is in the encouragement of  
24 our guests to use public transportation. So, we  
25 actually have a partnership with Jitney, the

1 Hampton Jitney, and we sell rooms with tickets  
2 and we say to our guests, *Look how convenient*  
3 *this is. You can be dropped off right at the*  
4 *train station and you can walk four minutes, five*  
5 *minutes, or whatever it is, to the Harbor Front.*  
6 And then we have bikes for our guests, so if you  
7 want to go around the Village, there are bikes.

8 We also encourage guests to use the train  
9 station, or use the train. And we also have  
10 started seeing guests, I guess there was a  
11 seaplane service or something, so we see guests  
12 every now and then coming in on a seaplane.

13 But we don't encourage folks -- if you're  
14 going to stay in the Village, which is what we  
15 want you to do, we want you to experience the  
16 Village, there's no real reason to take your car  
17 and we try to convince guests of that.

18 ACTING CHAIR HAMMES: Yeah. I -- I hear  
19 you and I've heard that with respect to other  
20 properties before and I understand that that may  
21 be the ideal, but I don't think that there's any  
22 guarantee of that. And I think a number of  
23 people come out here --

24 MR. WARNER: Sure.

25 ACTING CHAIR HAMMES: -- and want to go do

1 their wine tasting or are going to a wedding,  
2 which actually takes us back to Sean's question  
3 about so if there's a wedding staying here, party  
4 staying here and there's a trolley or whatever;  
5 how is that going to work?

6 MR. WARNER: It would work very similarly  
7 to what we do with the other properties. In  
8 fact, I think it's sort of a benefit that we do  
9 have the Harborfront property down the street  
10 which does have a large parking lot and we could  
11 arrange things so that people are picked up  
12 there. We also have -- because of the three  
13 properties that are operated by the same group,  
14 we also have our own vehicles that we transport  
15 people between properties. And so --

16 MEMBER KYRK: I was just about to ask that.  
17 From the Sound View, how -- if somebody comes to  
18 the Sound View, I guess they typically would be  
19 driving there, but is there other arrangements to  
20 get people --

21 MR. WARNER: Yes.

22 MEMBER KYRK: -- who are not driving to town  
23 from there?

24 MR. WARNER: It is. Going back to when I  
25 was a kid, working in hotels in these small towns

1 like in Jackson, Wyoming, I worked there for the  
2 summer of 1996 and it was just a constant pain in  
3 the whatever part of your body you prefer to say  
4 you get the pain in, and helping folks navigate  
5 during a very busy period of time.

6 And unfortunately, in a place like Jackson,  
7 Wyoming, there is no train station. A similar  
8 lot size to Greenport and people would just show  
9 up out of nowhere because the town is isolated  
10 and they wouldn't have anywhere to stay and they  
11 wouldn't have anywhere to park. And there was  
12 always a frustration, even as a kid who was  
13 working the front desk of a motel there, to like  
14 have to explain things to them. But now with the  
15 technology, and plus we have other properties,  
16 we're probably -- we're very confident that this  
17 will not be an issue.

18 MEMBER BUCHANAN: I mean, I will say I  
19 think the line-drawn renderings, I like the  
20 aesthetic very much. I just -- I have the same  
21 concerns about safety and all that. The  
22 thoughtfulness of the course of the building, the  
23 jubilant windows, like all of that, the mimicking  
24 of the ship yard, I think all of that is  
25 stunning. But I just -- I don't want to

1 sacrifice, you know, safety and --

2 MR. WARNER: Of course.

3 MEMBER BUCHANAN: -- you know, other things.

4 Because if -- again, I'm not -- I'm not saying --

5 MR. WARNER: I agree.

6 MEMBER BUCHANAN: That's the really

7 important thing is the safety portion of it.

8 MR. WARNER: So, I'm an Eagle Scout and so  
9 since I was a very young kid I was in scouting  
10 and one of the first things that we always kept  
11 in mind, and this lived with me till today, is  
12 safety first. And everything, as you all folks  
13 know, when the boss or the owner says to everyone  
14 constantly safety first, that is a priority force  
15 at all times. And this, too, is in the forefront  
16 of my mind.

17 MEMBER BUCHANAN: So, is it -- when you say  
18 you're sharing, you know, these properties and  
19 Sound View and all of that, have you considered  
20 having check-in at the Harborfront and maybe  
21 having that front space be something else? I'm  
22 just curious, like whether you plan on  
23 exploring --

24 ACTING CHAIR HAMMES: Or not have something  
25 in the front.

1 MEMBER BUCHANAN: -- this. Because then  
2 you're truly deterring people because you do have  
3 a lot there, you do have a lot at the Sound View.

4 MR. WARNER: Yes.

5 MEMBER BUCHANAN: And if you're  
6 transporting people, there could be a way, you  
7 know, to really look at this safety concern which  
8 is --

9 ACTING CHAIR HAMMES: And I do even think  
10 that the -- I understand your point about trying  
11 to line the buildings up aesthetically in the  
12 front. But, you know, East Front Street comes  
13 out at a very weird point there. And, again,  
14 it's not at the light and so there -- during,  
15 again, traffic busy season with traffic going  
16 down to Claudio's, people circling around trying  
17 to find parking, people can get stuck trying to  
18 come out of East Front Street. And again, I  
19 would be concerned that the way you're doing this  
20 is going to block some of their visibility and  
21 that that will make it an even more dangerous  
22 intersection.

23 MR. GIL MARTIN: So we've heard you, safety  
24 is a big issue. We'll go back to the drawing  
25 board, try and figure out a more robust process

1 integrating the three properties and then trying  
2 to figure out where we'll park. And that's what  
3 comes out of this site plan and SEQRA process.  
4 But we've heard you and we'll work on that and  
5 come back to you with a plan for that.

6 ACTING CHAIR HAMMES: Okay.

7 MEMBER KYRK: Just out of curiosity, just  
8 out of curiosity, how many incremental staff do  
9 you believe that you'll have? I get that you can  
10 share staff and it makes it better for full-time  
11 employment.

12 MR. WARNER: Yes.

13 MEMBER KYRK: Which sounds great. But, you  
14 know, incrementally for the 22-rooms, how many do  
15 you figure?

16 MR. WARNER: So, on average, between the  
17 peak season, when we have a peak season --

18 MEMBER KYRK: Right, right.

19 MR. WARNER: -- and a day like today where  
20 there's really no one, not too many people in the  
21 properties, there'll be three full-time staff.

22 MEMBER KYRK: And peak season you'd expect?

23 MR. WARNER: I would probably expect that  
24 to go up a little bit higher. A little bit  
25 higher.

1 MEMBER KYRK: Okay.

2 MR. WARNER: It would average three.

3 MR. GIL MARTIN: It's a max of three  
4 people, one to check in and then two, two house  
5 cleaners. That was the --

6 MR. WARNER: Yes.

7 MR. GIL MARTIN: I didn't know if you  
8 understood the question.

9 MR. WARNER: Yes.

10 ACTING CHAIR HAMMES: One to check in and  
11 two to house clean, so three total?

12 MR. GIL MARTIN: One to check in, two to  
13 house clean, three total. The check-in person is  
14 somebody who could be at another space, mostly  
15 the Harborfront.

16 MR. WARNER: The Harborfront, yeah.

17 MR. GIL MARTIN: So that would be with a  
18 max of three during the high season.

19 ACTING CHAIR HAMMES: Right. Although, how  
20 does this -- and I -- this is probably -- you  
21 must have the same issue at the Harborfront. You  
22 know, assuming you decided that you were going to  
23 follow along and try to move some of this to the  
24 Harborfront, I'm just trying to picture, like  
25 does that mean -- do you have anybody there at

1 night or the guest is just completely on their  
2 own on-site?

3 MR. WARNER: So, on the -- the Harborfront  
4 is staffed 24-hours, and so the concept is that  
5 because this property is smaller and it's  
6 proximate to Harborfront, that the Harborfront  
7 staff would go back and forth.

8 ACTING CHAIR HAMMES: Okay.

9 MEMBER KYRK: Doesn't that imply you might  
10 have to add staff to the Harborfront in peak  
11 season?

12 MR. WARNER: Well, it doesn't because the  
13 reality is -- the reality is that there's not  
14 much that really goes on 99% of the time at night  
15 at a hotel. Maybe somebody comes down and --

16 ACTING CHAIR HAMMES: Wedding party?

17 *(Laughter)*

18 MR. WARNER: Let's just say the Sound View  
19 handles a lot of the wedding party activities.  
20 But the reality is -- I mean, I am -- well, let's  
21 put it this way. We ran the map years ago  
22 multiple times about whether or not we'd have  
23 somebody on overnight or not, throughout all the  
24 hotels. And the larger of the hotels, maybe  
25 there was one person and it made sense and so on

1 and so forth. But the smaller the property, the  
2 reality is is that -- and the technology, because  
3 now everybody uses this text technology to  
4 communicate with guests -- the efficiencies are  
5 there to not have somebody full-time staying  
6 overnight at the end.

7 ACTING CHAIR HAMMES: Just -- I should  
8 probably leave this to Sean to ask this question  
9 since he's a member of the fire department, but  
10 how does -- I know that your establishment as  
11 well as some of the other establishments in town  
12 have had some issues of fire alarms going off.  
13 How does that work if you don't have anybody  
14 on-site?

15 MR. WARNER: So, Harborfront is nearby. By  
16 the way, the issue, at least with us, has to do  
17 with an organization that was maintaining our  
18 system that was perhaps not being truthful --

19 ACTING CHAIR HAMMES: Well --

20 MR. WARNER: Which is whole nother  
21 conversation.

22 ACTING CHAIR HAMMES: *(Laughter)*.

23 MR. WARNER: And so fire alarms are meant  
24 to work without having anybody around, right?  
25 They go off, you have clear signage, you have

1 clear exits and you know what to do. Like, we  
2 were trained to do this when we were kids in  
3 school. If we have somebody at the front desk  
4 maybe it's a little more comforting, but if  
5 someone has to run one minute between the  
6 Harborfront and this Inn, that's not the end of  
7 the world.

8 MEMBER BUCHANAN: I think -- is that what  
9 you were asking or were you asking more asking  
10 because, like room 103 we had three or calls last  
11 week.

12 ACTING CHAIR HAMMES: *(Laughter)*

13 MEMBER BUCHANAN: So I think that's more of  
14 because it is -- you know, I think that that's  
15 where it's sort of coming from where we were --  
16 you know, it is something that happens a lot at  
17 this location.

18 ACTING CHAIR HAMMES: And it's not just  
19 your hotel. I mean, don't get -- I know of  
20 another hotel that has had serious issues as  
21 well.

22 MEMBER BUCHANAN: Yes. So --

23 MR. WARNER: So, what is really nice about  
24 being able to add these 22 Inn units is that I  
25 can maintain my team. And the hardest thing

1 about running any property out here where you  
2 rely on consumers during a very seasonal market  
3 in order to create revenue for you, that it's  
4 inconsistent enough that it's hard to maintain a  
5 core team. And so if I can add 22 rooms, that  
6 just increases the probability that I can keep  
7 what I've been building over the past seven years  
8 is a really great team. And I can have more  
9 confidence in keeping people full-time, I can  
10 have more confidence that we could provide the  
11 service levels that everybody who is staying with  
12 us would expect and dozens of other things I can  
13 achieve by being able to slowly chip away at what  
14 provides a very solid foundation for keeping  
15 full-time staff.

16 ACTING CHAIR HAMMES: Lily, do you have  
17 anything else, or Sean, Reed?

18 MEMBER BUCHANAN: My -- did you have  
19 anything?

20 MEMBER DOUGHERTY-JOHNSON: No, you can go  
21 ahead.

22 MEMBER BUCHANAN: My question about -- was  
23 about some of the smaller size rooms, just  
24 because they were -- I was wondering just sort of  
25 like -- and I had asked about this, like I wasn't

1       sure what the -- what the size was for those.  
2       Because it's reminding me that they're slightly  
3       larger than the Hudson Hotel which I believe are  
4       150, which are incredibly snug and --

5               MR. WARNER: Yes.

6               MEMBER BUCHANAN: So this does feel like a  
7       max -- you know, like you're really maximizing a  
8       small piece of property putting a lot of rooms,  
9       tiny rooms into the space.

10              MR. WARNER: So, you have a very good  
11       observation. I spent many years studying room  
12       sizes before I had developed, co-developed two  
13       hotels in New York City. We built from ground  
14       up, they're called the Arlo Hotels, there's an  
15       Arlo in So Ho and there's an Arlo in -- an Arlo  
16       in Mid-Town just opened. And the 600 rooms that  
17       I co-developed are all about 125 square feet, and  
18       I developed them that way because I did the math  
19       and I realized that most people when they come to  
20       an amazing place like New York City or Greenport  
21       Village, they aren't spending a lot of times in  
22       the rooms, they aren't spending a lot of time in  
23       their rooms. That is a fact. And when they are  
24       in their room, they aren't vertical, they're  
25       horizontal, or they're squatting to go to the

1 bathroom or standing in the shower and that's it.

2 So, why build something that no one really  
3 uses that much of? And that's why we've  
4 developed these 600 rooms in New York City in the  
5 Arlo Hotels, because we decided to put a lot of  
6 dollars into the design of the room. All the  
7 rooms feel much bigger than they actually are,  
8 and we realized that people just -- they really  
9 didn't care. If you want a larger room that you  
10 can sit in and do all those things, unfortunately  
11 this Inn will not be for you.

12 The one thing that anyone will tell you  
13 about me is that if you want to stay in any of my  
14 properties, it's about exploring the communities  
15 in which the properties exist and it's about  
16 going out of the hotel, of the Inn and making  
17 connections in the community.

18 So, don't stay with me if you think -- is  
19 what I tell people all the time, if you think  
20 my -- we're hosting the WMBA, one of the  
21 properties Sunday night to some of the WMBA. And  
22 as you can probably imagine, a lot of these women  
23 are very tall and a lot of them are staying in  
24 our rooms, and they are staying in our rooms  
25 because they've stayed in our rooms in the past

1 and they don't really mind. Even these six-foot  
2 four women, they don't mind because the space is  
3 really comfortable and we have these guys that  
4 show them how to explore the immediate  
5 communities which the hotels exist in. It's the  
6 same thing here; we want people out of the  
7 hotels, out of the Inns and spending time  
8 exploring these places. And so, is that helpful?

9 MEMBER BUCHANAN: Yep, sure. Yep.

10 MR. WARNER: Okay.

11 ACTING CHAIR HAMMES: I hadn't --

12 MEMBER BUCHANAN: I get a little  
13 claustrophobic, that's my -- it's a personal  
14 thing.

15 (\*Laughter\*)

16 MR. WARNER: There are going to be bigger  
17 windows, just --

18 MEMBER BUCHANAN: Yeah.

19 MR. WARNER: It'll feel much bigger than  
20 what it is.

21 ACTING CHAIR HAMMES: I hadn't picked up on  
22 this before, but it looks like you're actually  
23 contemplating outdoor room seating along East  
24 Front Street as well; is that correct?

25 MR. WARNER: I think there's a --

1 MR. GIL MARTIN: There's a chair.

2 MR. WARNER: There's a chair, yes.

3 ACTING CHAIR HAMMES: Well, it just -- what  
4 caught my eye was on the -- on the one  
5 architectural diagram, it almost looked like you  
6 had, you know, doors that were going to open out.  
7 And so then I went and I looked and I saw the  
8 chairs. So, that's your idea, there's like a  
9 patio area there?

10 MR. WARNER: It is, it's a little patio  
11 with, again, landscaping. And just, it's about  
12 the connection. I think, frankly, you'd be  
13 surprised, because I know it's tiny but it's a  
14 little great street. There's the -- I don't use  
15 it, but there's the hair salon.

16 ACTING CHAIR HAMMES: The police use it.

17 MR. WARNER: No, no, I was talking about  
18 the hair salon.

19 ACTING CHAIR HAMMES: Yeah, but the police  
20 use it.

21 MR. WARNER: For their hair?

22 ACTING CHAIR HAMMES: No, they like to sit  
23 over there *(laughter)*.

24 MR. WARNER: Oh, yes.

25 ACTING CHAIR HAMMES: So as long as your

1 guests don't mind them hanging out on Monday  
2 night (*laughter*).

3 MR. WARNER: No, it's a great -- it's a  
4 great little street. And I, frankly, I think  
5 it's just a nice area. And that's what I ask the  
6 team to do, how do we connect people to that  
7 really lovely street.

8 And being that -- the building to the south  
9 of us is a beautiful building. I know -- I just  
10 learned that they're looking to put more units  
11 there, but it's a beautiful building, a leather  
12 storage, just like a nice way to be a part of the  
13 Village life.

14 ACTING CHAIR HAMMES: Reed, do you have  
15 anything else?

16 MEMBER KYRK: No, I don't.

17 ACTING CHAIR HAMMES: Well, this has been  
18 helpful. I mean, I --

19 MEMBER BUCHANAN: I just have one more  
20 question.

21 ACTING CHAIR HAMMES: Okay.

22 MEMBER BUCHANAN: Just in the front  
23 building, is there any -- are there any plans to  
24 utilize the roof on that for anything?

25 MR. WARNER: We're not -- no.

1 MEMBER BUCHANAN: Okay.

2 MR. WARNER: We have an office up above for  
3 some of the team and then we have just a lobby  
4 and that's really it. The overarching is to get  
5 people out and to do -- utilize the coffee shop,  
6 go have breakfast at Bruce & Son, like across the  
7 street at the diner. Like, just -- this gives --  
8 this gives -- the overarching concept is giving  
9 back, is giving back as best we can to the  
10 vibrancy of that area of the Village. We want  
11 people out, and that's in the nicest way.

12 ACTING CHAIR HAMMES: Yeah. Well, I think  
13 this has been helpful. I mean, I think we've  
14 heard that we have some --

15 MR. WARNER: Yeah.

16 ACTING CHAIR HAMMES: Some concerns about  
17 the location and the proposed use, so, I guess  
18 you guys can noodle on that. And I think  
19 you're -- you're going to need, again, more  
20 comprehensive plans --

21 MR. WARNER: Yeah.

22 ACTING CHAIR HAMMES: -- for moving this  
23 forward. So I guess we'll let you work with the  
24 building -- the Building Department, and then I  
25 think you're probably going to need a variance

1 and the HPC approval, so those will be your next  
2 steps. And then assuming you get through all of  
3 that, I guess we'll see you back here.

4 MR. WARNER: Okay. Thank you.

5 MR. GIL MARTIN: Thank you.

6 ACTING CHAIR HAMMES: All right? Do I have  
7 a motion to adjourn?

8 MEMBER DOUGHERTY-JOHNSON: Second.

9 ACTING CHAIR HAMMES: I guess I'm making a  
10 motion to adjourn.

11 MEMBER DOUGHERTY-JOHNSON: Second.

12 ACTING CHAIR HAMMES: All those in favor?

13 (*"Aye" Said in Unison*)

14 (*\*The meeting was adjourned at 5:15 p.m.\**)

15

16

17

18

19

20

21

22

23

24

25



Village of Greenport Planning Board  
Site Plan Review Application

**\*\*\*PLANNING MEMO\*\*\***

**Applicant:** Mark Carlos  
**Project Location:** 140 Main Street,  
**SCTM:** 1001-5-3-18  
**SEQRA Recommendation:** TBD  
**Zoning District:** CR  
**Historic District:** Yes  
**SC Planning Referral:** TBD  
**Date:** April 4, 2022  
**Plan Revision Date:** March 15, 2022

**Project Description:**

Applicant seeks to add 2<sup>nd</sup> and 3<sup>rd</sup> floor 2 bedroom apartments over the existing 1<sup>st</sup> floor commercial space. The existing building consists of two ground floor storefronts with two different facades, of two different heights, and an abutting 3-story structure in the rear, on the east side of the lot. Both of the storefronts are used as "Di Angela Leather." Existing over the southern storefront are two stories, with one apartment per story. Each existing apartment has one bedroom. The structure in the rear, 211-3 East Front Street, has 2 commercial units on the ground floor, and apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> story. Buildings occupy the entire lot of 3223.44 square feet (.074 acres).

The structure is located within FEMA Special Flood Hazard Area Zone AE (baseflood elevation 6 feet). It is the jurisdiction of the Village Building Department to ensure the proposed construction complies with associated FEMA Flood codes and construction standards, however, the Planning Board may exercise general discretion in regards to the public safety impacts that may result from intensification of a residential population within the flood zone.

**Comments and Recommendations:**

The standards of site plan development, consideration and approval are contained within §150-30 of the Village Code, which requires that the Planning Board *“take into consideration the public health, safety and welfare and the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular”* (§150-30 A).

As this application requires further review by the Zoning Board, the Historic Preservation Commission, and the Village Building Department, only limited comments are offered at this time. More specific comments regarding the potential impacts will be offered in the future when the application has been further refined.

**1. Use:**

TBD after further board and Village Building Department review.

In order for the Building Department to verify the proposed uses are compliant with the NYS Building Code and Village Codes, and that they will not render existing 2nd & 3rd story uses non-compliant, the applicant shall submit comprehensive existing and proposed architectural elevations, including clarification of which walls are common walls, of all structures on the tax parcel, with views of the east, north, and west facades.

**2. Parking / Traffic Circulation:**

Parking and Traffic comments will be finalized after further review. It is noted there is insufficient information at this time to determine whether or not a parking variance and/or payment in lieu of parking provided will be required.

**3. Site Plan Development**

The applicant must submit a one sheet zoning analysis plan analyzing all aspects required by the Village Zoning Code Chapter 150, including but not limited to setbacks, lot coverage, and parking calculations. 211-213 Front Street must be included on this sheet.

The applicant is reminded that relevant elements described within the §150-30D. must be addressed on the site plans submitted, and the Planning Board may offer more specific comments in the future.

**State Environmental Quality Review Requirements**

To be determined.

**Other Agencies of Jurisdiction**

To be determined. Suffolk County Department of Health Services wastewater review for additional apartments will be required.

**L.K. McLEAN ASSOCIATES, P.C.**

---

**Consulting Engineers**

437 South Country Road, Brookhaven, N.Y. 11719

**Village of Greenport Planning Board  
Site Plan Review Application**

**\*\*\*PLANNING MEMO\*\*\***

**Applicant:** HF2 Hotel Owner LLC

**Project Location:** 200 Main Street, Greenport

**SCTM:** 1001-4-10-16

**SEQRA Recommendation:** Subject to further review

**Zoning District:** CR

**Historic District:** Yes

**SC Planning Referral:** Yes

**Date:** April 5, 2022

**Plan Revision Date:** March 8, 2022

**Project Description:**

Applicant seeks to redevelop the property into a 22-room hotel called "The Greenport Inn" with a separate building to serve as guest services, an outdoor courtyard, a small parking lot fronting Carpenter Street, and associated site improvements. The proposed hotel has been designed to reflect the feel of the traditional marine warehouse buildings that are located within the adjacent waterfront commercial area.

The current property is improved for commercial use, most recently the Sweet Indulgences shop, and has a landscaped plaza in front with multiple plantings. It is on corner lot, at the intersection of Main Street, Front Street and East Front Street. Landscaping is also currently provided along East Front Street.

The existing commercial buildings and plaza will be demolished. The proposed project will be a significant change to existing conditions, and may impact to current public use of the streetfront on both sides of Main Street due to changes to landscaping, size of sidewalks and available daylight. It is the jurisdiction of the Planning Board to carefully weigh the advantages and disadvantages of the proposed development to the Village and surrounding environs.

**Comments and Recommendations:**

The standards of site plan development, consideration and approval are contained within §150-30 of the Village Code, which requires that the Planning Board “*take into consideration the public health, safety and welfare and the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular*” (§150-30 A). The following information is needed so that the Planning Board can better understand the potential impacts on the neighborhood and the Village from the proposed use.

**1. Use:**

It is recommended that the Planning Board inquire as to the following:

- 1) What is the general nature of operations, and what will employee responsibilities will be?
- 2) What is the maximum number of full-time and part-time employees that may be on-site at one time?
- 3)
- 4) Who will provide services such as room cleaning, linen washing, garbage collection, etc. and will these activities require additional parking on-site for use as loading spaces?
- 5) Will there by any other type of regular deliveries that will impede traffic on Main Street or other adjacent streets?
- 6) What will outdoor courtyard be used for? What hours will it be open to guests? Will any food or beverages be allowed in it? Will there by a loudspeaker or other outdoor noise and/or music? What type of security measures will be available?
- 7) Will there be outdoor lighting at night that could cause impacts beyond the property line, especially to the residential apartments on the south side of East Front Street?
- 8) What type of landscaping and other types of screening will be provided on the property?

**2. Parking / Traffic Circulation:**

- 1) Though there is a parking lot in the existing site in the same location, it is recommended the Planning Board inquire as to the anticipated use and frequency of ingress/egress of the parking lot on Carpenter Street to consider the potential impacts associated with cars backing into the street.
- 2) An 8' wide ADA loading zone must be provided, as well as sufficient distance from adjacent building to open car doors to the north side. As such, the parking provided on-site would likely not exceed 3 stalls.
- 3) In light of use questions and site plan comments, the parking stalls not provided in accordance with the Village Zoning Code appear to total a MINIMUM of 23 stalls
- 4) Due to the anticipated impacts on the public parking areas of the Village, it is recommended for the Planning Board to consider requiring payment in lieu of parking stalls provided for the maximum allowed under the code, 20 stalls, in accordance with §150-16(G)

### **3. Site Plan Development**

The applicant is reminded that relevant elements described within the §150-30(D) must be addressed on the site plans submitted. At this time, preliminary comments to be addressed include:

- 1) Provide an Existing Conditions plan and legal survey contained the elements proscribed within §150-30(D)(1) & §150-30(D)(2)
- 2) Zoning Analysis plan shall be provided, and include at minimum, setback dimensions, revised parking calculations and dimensions of the courtyard
- 3) Provide basic architectural elevations of each building, and ensure the elevation of the proposed hotel room building provides some information on how tall each story will be for further evaluation of the height/story variance by the Village Building Department and the Zoning Board.
- 4) Site Plan provided shall be more fully developed to include the level of detail on proposed site improvements detailed throughout §150-30(D)

### **State Environmental Quality Review Requirements**

This action is Unlisted, and subject to Coordinated Review to determine environmental impacts.

### **Other Agencies of Jurisdiction**

At minimum, it appears this application meets the criteria for referral to Suffolk County Planning Commission, Suffolk County Health Services (wastewater), and New York State Department of Transportation (for traffic impacts to Front Street)

**L.K. McLEAN ASSOCIATES, P.C.**

---

**Consulting Engineers**

437 South Country Road, Brookhaven, N.Y. 11719

**Village of Greenport Planning Board  
Site Plan Review Application**

**\*\*\*PLANNING MEMO\*\*\***

**Applicant:** Lucy Barnes, The Greenport Auditorium

**Project Location:** 434 Main Road, Greenport, New York, 11944

**SCTM:** 1001-4-7-25

**SEQRA Recommendation:** TBD

**Zoning District:** CR

**Historic District:** Yes

**SC Planning Referral:** No

**Date:** April 5, 2022

**Plan Revision Date:** March 3, 2022

**Project Description:**

Applicant seeks to restore “The Greenport Auditorium”, a historic theater currently in use as a home furnishings stores. The proposed use is a combination of uses – they intend the building to become a community center featuring live music, arts programming, a café and a general store. The applicant intends to update interior to current NYS building codes and construct a 660 square foot addition (dubbed “The Glass House”) in the rear yard to provide ADA-compliant bathrooms and additional community space. The addition will be connected to the main structure through a 5’ wide enclosed hallway that will abut the property line to the south.

The existing commercial building was built circa 1894 and was used a theater. It is a ground floor square footage of 4,355 square feet (sf) with a 2<sup>nd</sup> floor balcony and partial basement. It is built on a lot of 7579.44 square feet (.174 acres).

There are some non-conforming elements of the proposal, and as such, review by the Zoning Board will occur prior to a Planning Board hearing. The application will also require review and approval by the Historic Preservation Commission.

**L.K. McLEAN ASSOCIATES, P.C.**

---

**Consulting Engineers**

437 South Country Road, Brookhaven, N.Y. 11719

**Comments and Recommendations:**

The standards of site plan development, consideration and approval are contained within §150-30 of the Village Code, which requires that the Planning Board *“take into consideration the public health, safety and welfare and the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular”* (§150-30 A).

As this application requires further review by the Zoning Board, the Historic Preservation Commission, and the Village Building Department, only limited comments are offered at this time. More specific comments regarding the potential impacts will be offered in the future when the application has been further refined.

**1. Use:**

TBD after further board and Village Building Department review.

**2. Parking / Traffic Circulation:**

Parking and Traffic comments will be finalized after further review. It is noted there is insufficient information at this time to determine whether or not a parking variance and/or payment in lieu of parking provided will be required.

**3. Site Plan Development**

The applicant must submit a one sheet zoning analysis plan analyzing all aspects required by the Village Zoning Code Chapter 150, including but not limited to setbacks, lot coverage, and parking calculations.

The applicant is reminded that relevant elements described within the §150-30D. must be addressed on the site plans submitted, and the Planning Board may offer more specific comments in the future.

**State Environmental Quality Review Requirements**

To be determined.

**Other Agencies of Jurisdiction**

To be determined. Suffolk County Department of Health Services wastewater review for change of use will likely be required.