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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 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.**)

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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 2nd and 3rd floor 2 bedroom apartments over the existing 1st 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 2nd and 3rd 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 be 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 be 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 2nd 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.