

VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS

REGULAR MEETING AGENDA

December 18, 2013

5:00 p.m.

Meeting held at the Greenport Firehouse
236 Third Street, Greenport, New York 11944

APPEARANCES:

Douglas Moore - Chairman

David Corwin

Ellen Neff

Charles Benjamin

Joseph Prokop - Village Attorney

David Abatelli - Village Administrator



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1 (Whereupon, the meeting was called to order
2 at 5:05 p.m.)

3 CHAIRMAN MOORE: Okay, everybody, I think
4 we could start.

5 This is the Regular Meeting of the Zoning
6 Board of Appeals; 5:05 p.m. And we have a fairly
7 direct agenda today. I hope we can get through
8 it quickly.

9 We have the continuation of the Public
10 Hearing, which is for the Eastern Long Island
11 Hospital sign proposal; currently have requested
12 on their appeal for a variance two signs on Manor
13 Place.

14 I should mention, before we ask for any
15 additional public input, I am hoping we can close
16 the public hearing tonight and get on with our
17 discussion.

18 There is a letter from Mr. Eble to Eileen
19 Wingate, and this is dated 12/16, which is just
20 Monday. And this says, "Please be advised that I
21 am in receipt of the request to include my latest
22 sign permit, emergency room entry sign, with my
23 original sign permit. At this time, in hope that
24 the permit is not further delayed, I ask that the
25 original paperwork be amended to include the said

1 above sign, which requires illumination by the
2 New York State Department of Health Code.

3 Once again, I thank you and the Greenport
4 Village ZBA for assistance and guidance with this
5 matter. Please feel free to contact me should
6 you have any additional comments or questions."
7 And probably we will tonight.

8 First of all, I'm trying to think the order
9 we should take this. As far as public input, is
10 there any members of the public who haven't
11 spoken, or would like to speak in addition to
12 what they've originally said, interested?

13 (No Response)

14 In that case, Mr. Eble, perhaps you could
15 come up. I'm not aware that we have an amended
16 application for variance. I'm not sure what's
17 going on with this late arrival.

18 MR. EBLE: At one of the previous meetings,
19 I had indicated that I was willing, when we had
20 conversation about the lighted -- the rear of the
21 hospital being illuminated for the emergency
22 room, that I would change the face of that light
23 in an effort to --

24 CHAIRMAN MOORE: Yes.

25 MR. EBLE: -- reduce some of the light that

1 is emitted towards the back and the harbor, that
2 I would change it to a red or a possibly blue
3 face from the white face it currently is. And I
4 was asked to complete another building permit for
5 that sign specifically, which I have done and
6 submitted. It was soon after -- it was over a
7 month ago.

8 CHAIRMAN MOORE: Okay.

9 MR. EBLE: Soon after our last meeting that
10 I attended in October.

11 CHAIRMAN MOORE: Yes. And Eileen Wingate
12 did issue a Notice of Disapproval for the
13 building permit dated just last Friday, which is
14 the refacing of the sign. And I think -- I'm not
15 sure about the technicalities of whether the
16 appeal for the variance as well was amended to
17 indicate an additional request. And the other
18 point is that when it's amended to include an
19 additional sign, whether or not we would have to
20 reopen the public hearing and wait for further
21 public input. We might be able to move forward
22 in the right direction for you and still make
23 progress without necessarily hearing that
24 request.

25 I understand from one -- maybe it was an

1 email or a piece of correspondence, that you were
2 more or less indicating that, at our request, you
3 were submitting this additional. We haven't
4 actually requested anything, we're still at the
5 information-gathering point.

6 And what I'm going to do tonight is, first,
7 try and deal with the two signs that you're
8 interested in.

9 MR. EBLE: Okay.

10 CHAIRMAN MOORE: We may perhaps move in a
11 direction that we could have those attended to,
12 as well as the overall picture, as the next step
13 in the process, but to try not to delay further,
14 because it's been several months since your
15 original request to get to the substance of
16 whether the hospital, as a special situation,
17 needs the consideration of the extra signage that
18 you're asking for, since it does exceed the
19 permitted amount.

20 So I think that's what I'd like to suggest
21 we do. And if we're not having any additional
22 public input, we can close the hearing and have a
23 discussion, and have a little back and forth with
24 you about what we might be able to do,
25 considering your request, you know, for the

1 variance.

2 MR. EBLE: Okay.

3 CHAIRMAN MOORE: That seemed like the right
4 direction. I think it's the only way we can move
5 forward and make some progress.

6 MR. EBLE: Yeah. I mean, I certainly -- my
7 indication in that email to Eileen was that I
8 really don't want to hold up the original
9 variance or the process any longer, since it's
10 been since August. But I did, after discussions
11 with Eileen, submit that second building permit
12 for that back sign.

13 CHAIRMAN MOORE: I understand.

14 MR. EBLE: If we need to carve that out, or
15 I need to withdraw that, or refile that at a
16 later date once we completed our business with
17 the signs on Manor Place, I certainly understand.

18 CHAIRMAN MOORE: Right. We might need to,
19 you know, address that --

20 MR. EBLE: Okay.

21 CHAIRMAN MOORE: -- a little further down
22 the road.

23 And just while we're still at the -- we can
24 do it at the discussion phase as well. Do you
25 have a timetable, should we actually look at

1 approving for a variance, when you would make the
2 sign changes to the two proposed signs? Is this
3 in the next weeks or is it months?

4 MR. EBLE: Well, at this point, with the
5 ground -- you know, the freeze, we would look to
6 start some time in February, pending, you know,
7 the necessary approvals before we start to pour
8 out. And I don't really see us at this point
9 being able to move forward with the actual, you
10 know, construction of the signage because of the
11 concrete and the other materials that we need and
12 the weather. I would say, at this point,
13 February would probably be the earliest that we'd
14 start.

15 CHAIRMAN MOORE: So then it would sound
16 like, if we would require some additional
17 proceedings in addition to granting of a
18 variance, that, really, there would be time for
19 that to occur before you'd actually be starting
20 with that project.

21 MR. EBLE: Well, certainly, you know, at
22 next month's meeting, if that was the case.

23 CHAIRMAN MOORE: I just have something in
24 mind that might kind of bring this to the proper
25 focus. Good. Okay. Well, thank you.

1 And with -- the public input appears to
2 have been satisfied. I would like to recommend
3 that we close the public hearing. Could I have a
4 motion in that regard?

5 MS. NEFF: I move to close the public
6 hearing on the matter of the hospital's request
7 for a sign variance.

8 CHAIRMAN MOORE: And may I have a second on
9 that?

10 MR. BENJAMIN: Second.

11 CHAIRMAN MOORE: And any discussion? All
12 in favor?

13 MR. CORWIN: Aye.

14 MS. NEFF: Aye.

15 MR. BENJAMIN: Aye.

16 CHAIRMAN MOORE: Aye.

17 And the public hearing is closed. So we
18 can now discuss the matter. We may need to get
19 some refreshment of memory on the signs. The
20 signs we're referring to are the one which is
21 replacing the sign at the first entrance to the
22 parking lot on Manor Place, which is currently an
23 elevated interior lighted sign, which may or my
24 not be operational.

25 MR. EBLE: Yes. It's a sign that's

1 currently at the westernmost entrance to the
2 hospital on the grounds now. It is a lighted box
3 sign. It has not been lit due to a power problem
4 that keeps it dark at this point. But its height
5 is about nine-foot-three, and the sign itself is,
6 I believe, about four-by-eight on its face.

7 CHAIRMAN MOORE: Then the second sign is
8 the L-shaped or two-part sign which sits at the
9 -- is it the entrance to the same-day surgery
10 parking lot?

11 MR. EBLE: That's correct. The sign that
12 we'd like to construct to put there actually is
13 not there at this point. The sign that we do
14 have is at the entrance. It's approximately
15 two-foot-by-four-foot, just indicating the
16 ambulatory entrance on the sign.

17 CHAIRMAN MOORE: And that's a non-lighted
18 sign?

19 MR. EBLE: That's correct.

20 CHAIRMAN MOORE: Non-lighted.

21 MS. NEFF: Is this the one?

22 MR. CORWIN: Show me that on the map.

23 CHAIRMAN MOORE: Okay.

24 MR. EBLE: May I approach?

25 CHAIRMAN MOORE: If you could, Ray, also.

1 MR. EBLE: Yeah. Yeah, that's it.

2 MS. NEFF: Okay. It's this one that you
3 want to replace?

4 MR. EBLE: Yes.

5 MS. NEFF: In the same location?

6 MR. EBLE: Actually, on the other side of
7 the driveway.

8 CHAIRMAN MOORE: Right here, I think, on
9 this diagram. If you could help Mr. Corwin --

10 MR. EBLE: Sure.

11 CHAIRMAN MOORE: -- as far as identifying
12 the location.

13 MR. CORWIN: Maybe you can go over more,
14 because I get confused very easily. This one, as
15 existing, is going to remain?

16 MR. EBLE: That sign is not going to remain
17 as is. It's -- but that's the existing sign
18 there. That sign is going to be replaced with
19 the new sign in that same location.

20 CHAIRMAN MOORE: The 10-foot stone and
21 glass.

22 MR. CORWIN: Okay, that's what I thought.

23 MR. EBLE: And then this sign here will
24 replace the sign that's at the driveway here and
25 it will go on the other side of the driveway.

1 CHAIRMAN MOORE: And are there also signs
2 currently, other -- not traffic control signs but
3 are there other identification signs? There's
4 additional blocks pointed out here. I know
5 there's one at the end of the street as well.

6 MR. EBLE: Well, yeah. All of these other
7 signs are -- the majority of the other signs on
8 that map, they do include traffic control signs,
9 but we are not doing anything --

10 CHAIRMAN MOORE: No, no.

11 MR. EBLE: -- specifically at this time. W
12 are just doing those three or two signs along
13 Manor Place.

14 MR. CORWIN: I'm sorry to be so dense, but
15 it is what it is.

16 You got two signs you're asking for. One
17 is at this entrance here, which you call the
18 entrance?

19 MR. EBLE: It's this entrance here, the
20 west entrance.

21 MR. CORWIN: I thought this was a -- this
22 is an entrance or an exit?

23 CHAIRMAN MOORE: It's an entrance.

24 MR. EBLE: It's an entrance, yes.

25 MR. CORWIN: That's an entrance.

1 CHAIRMAN MOORE: Entrance only.

2 MR. CORWIN: And then the next one up,
3 that's an entrance or that's an exit?

4 MR. EBLE: That's egress and an entry as
5 well.

6 MR. CORWIN: So they're both entrances.

7 CHAIRMAN MOORE: And there's no particular
8 directional sign there?

9 MR. EBLE: No.

10 CHAIRMAN MOORE: No.

11 MR. CORWIN: So what is on your application
12 is this Number One, which is now a lighted box
13 sign --

14 MR. EBLE: Yes, sir.

15 MR. CORWIN: -- you're going to request?

16 MR. EBLE: Yes.

17 MR. CORWIN: And then this, what I'm
18 calling Number Two, you're not asking for
19 anything right now?

20 MR. EBLE: No.

21 MR. CORWIN: And then what you want to do
22 down here at the south end of Atlantic Avenue is
23 have a sign that you see from Manor Place and
24 from Atlantic Avenue? That's the whole idea,
25 right?

1 MR. EBLE: Yes.

2 MR. CORWIN: And those are the two we're
3 talking about now?

4 MR. EBLE: Yes, sir.

5 MR. CORWIN: And you already have the
6 one --

7 MS. NEFF: Excuse me. Could you just point
8 to the location of the second one? I think I
9 have it correct, too; it's right here?

10 MR. EBLE: Yes, that's it right there.

11 MS. NEFF: Okay. All right.

12 CHAIRMAN MOORE: It's been drawn in there.

13 MS. NEFF: Okay.

14 CHAIRMAN MOORE: By either you or someone
15 else.

16 MS. NEFF: Yes. Excuse me.

17 MR. EBLE: And then the sign at the end of
18 Manor Place that we discussed at our meeting in
19 October is currently -- obviously, is in place.
20 It is not -- not this sign, this sign here. At
21 one point, we were looking to replace that. That
22 would indicate access to the boat ramp on the
23 back side for the mariners, but that we are not
24 moving forward with either.

25 MR. CORWIN: So now I went down there, and

1 this one you just pointed out at the east end of
2 Manor Place is a great big lighted box sign --

3 MR. EBLE: Yes.

4 MR. CORWIN: -- that has been relit. It
5 wasn't lit?

6 MR. EBLE: Right. After the meeting, you
7 had indicated at our last October meeting that
8 you would like to see it lit, because we hadn't
9 had it lit in some time. And I believe I
10 mentioned that when that pole had come down due
11 to some construction there, I thought it was a
12 local contractor, but I was corrected by the
13 Village. They told me it was, I believe, by --
14 the Costello Company had knocked it down, and
15 when they did that, the power for that sign was
16 disconnected and the Village replaced the line
17 actually within days of our last meeting.

18 MR. CORWIN: And just to be clear, that's
19 on Village property?

20 MR. EBLE: I believe it is.

21 CHAIRMAN MOORE: And it is currently lit,
22 then?

23 MR. EBLE: Yes.

24 CHAIRMAN MOORE: Okay. And just in case
25 anybody's closely following the agenda, we're

1 actually on the regular meeting agenda, Item #1.

2 MR. CORWIN: But I'm just -- I hate to show
3 you how simple I am, but I'm still looking at
4 this one that says Number Two that's crossed off.

5 CHAIRMAN MOORE: It's probably a stop sign
6 currently. I mean, there's no directional sign
7 at this second entrance.

8 MR. EBLE: No. At one point in the
9 project, with all of these signs, you know, we
10 would have liked in a perfect world to be able to
11 replace all the --

12 MR. CORWIN: So that's why that's --

13 MR. EBLE: -- different directional signs,
14 traffic control signs, and entry into the
15 emergency room, but that sign itself is not part
16 of this process.

17 MR. CORWIN: So that's why it's X'd off in
18 this sheet I have in front of me. And then the
19 same -- if we go up to number five, which is --
20 boy, I don't know what you'd call that.

21 CHAIRMAN MOORE: And there was a new sheet.

22 MR. CORWIN: Oh, that's a big driveway
23 there. That's the larger driveway.

24 MR. EBLE: Yeah, that was -- that was --
25 essentially was a traffic control sign, stop

1 sign, and I believe a do-not-enter sign on the
2 back side of it.

3 MR. CORWIN: Okay. All right. So now I'm
4 understanding a little better. So we're talking
5 about this entrance sign, and this entrance sign,
6 and the others are just extraneous or already
7 there. All right. Thank you.

8 MR. EBLE: Okay.

9 CHAIRMAN MOORE: Now one thing, as far as
10 discussion on this among the Board members, there
11 was a lot of public input, some of it was
12 actually about the signs. It seems a great deal
13 of public input was about the lighting of the
14 facility, but that wasn't our issue of focus. I
15 should note, though, that there have been
16 improvements in that one light's been
17 extinguished. I don't know if it's been removed,
18 but it has been off. And the street light, which
19 is a Village-maintained light, has been reduced
20 in wattage from apparently 1,000 to 400 watts.

21 MR. EBLE: One thousand to 400, yeah,
22 that's correct.

23 CHAIRMAN MOORE: People have noted an
24 improvement in the ambient lighting of the harbor
25 in the immediate neighborhood, so we thank you

1 for that.

2 Considering the proposed signs and also the
3 existing signs, it seems from what I heard was
4 that the current signs, when they were lit, were
5 very bright and offensive to some of the closest
6 neighbors. Some of the Board Members have
7 commented that there are a lot of signs that have
8 been lit or not lit currently, but at some time
9 had been lit and were very bright.

10 Concerning the new signs, the things that I
11 heard were, one, concern that they would be
12 bright again. We did have a discussion that the
13 brightness can be controlled, it could be
14 regulated on observation if they were to be
15 installed, and the size. There was some
16 consideration for especially the 10-foot. The
17 monolith of rock and sign material seemed out of
18 proportion for the facility.

19 I know the current sign, which is a
20 horizontal rectangle, is elevated to about nine
21 feet of height, so that the new sign would be 10
22 feet high, but would be from the ground up, and
23 would start approximately three, three, four feet
24 off the ground, so you would have six or seven
25 feet of lighted sign area.

1 MR. EBLE: Actual sign itself.

2 CHAIRMAN MOORE: And so the consideration
3 that I might suggest to the Board, I think
4 everybody recognizes that the facility, which I
5 don't recall if we asked, the acreage of the
6 Eastern Long Island Hospital property is; would
7 you know?

8 MR. EBLE: Approximately 6.3 acres.

9 CHAIRMAN MOORE: So we a six, over six acre
10 tract of land that's under, you know, one
11 facility's operation.

12 It's quite clear that this is a unique
13 situation, and its a public service that we need
14 signs to direct people into the hospital. I know
15 one individual says, "Everybody knows where the
16 hospital is, why would we have signs at all?"
17 But I don't think that's really appropriate when
18 we consider that people do need to find the
19 hospital, especially people that aren't as
20 familiar with the streets.

21 One thing I might recommend to the Board,
22 as we consider whether we'd approve the signs, is
23 that there could perhaps be a stipulation that
24 the sign, at least the principal sign, Number
25 One, would be reduced in size, or at least in its

1 height, above the ground.

2 The second sign, I believe, is six or seven
3 feet high. I didn't hear as much comment about
4 that. I'm not sure, because it faces two streets
5 instead of just the one, the small sign there is
6 not lit currently would be any problem.

7 So I think that the direction we'd go,
8 should we move to vote on approval, is that
9 perhaps a reduction in size, and then the
10 attenuation of lighting, once the signs are
11 installed, by some inspection and process after,
12 you know, after the fact.

13 It's always difficult to know just how
14 bright things are going to look, you know, when
15 they are installed. We were reassured by the
16 representative of the company that it would not
17 be very bright, that it's really an illuminated
18 letter, that the field of the sign is actually
19 unlit.

20 MR. BORSELLA: That's correct.

21 CHAIRMAN MOORE: Just that the letters are
22 illuminated, so that it would be an improvement.

23 One of the concerns I have, and it's
24 already been borne out, we mentioned this before,
25 is that even while we're considering the two

1 signs that at the original indication were the
2 only signs needed for consideration, we have an
3 additional request to change a sign, a lighted
4 sign that's not in compliance to a different
5 lighted sign, and there are other signs on the
6 facility that aren't in compliance.

7 And I don't think the Zoning Board should
8 really be in a planning process, so what I think
9 might be appropriate is that if we were to -- the
10 Board would be willing to consider the two signs
11 for this interim period, that we would require
12 that the hospital, on consideration of any new
13 submissions, submit actually a full sign plan to
14 the Planning Board. This would be the more
15 appropriate venue to look at an overall site
16 plan, is to develop a sign plan. I think it's
17 important that they could review it, and then
18 that any signs which are not in compliance with
19 code could then be referred for a once and final
20 variance for, you know, the whole facility.

21 I really don't think the Zoning Board would
22 like to have one sign, then another sign, then
23 another sign, we'd like to know the whole
24 picture. Currently, I think with the two signs
25 being proposed, those are the probably principal

1 identification signs and directional signs that
2 most people would need to find the facility, but
3 they're not the only signs that are present. And
4 I think it would be appropriate for the Planning
5 Board to have a look at this, so I would
6 recommend to the Board, when we move forward with
7 the consideration, that we would include that as
8 a stipulation.

9 The other issue is --

10 MR. CORWIN: I'll make a note.

11 CHAIRMAN MOORE: Yes.

12 MR. CORWIN: I would not want to send
13 somebody to the Planning Board.

14 CHAIRMAN MOORE: For the reason that
15 planning wouldn't be necessary for --

16 MR. CORWIN: For the reason, is there a
17 Planning Board? There's a new member every two
18 months.

19 CHAIRMAN MOORE: Well, I mean --

20 MR. CORWIN: If it took him six months,
21 four months to come here, it's going to take the
22 guy six months to go to the Planning Board, and
23 then some.

24 CHAIRMAN MOORE: Well, my suggestion is
25 that we consider the current proposal, but that

1 any additional requests for changes to the
2 facility signs be dealt with in a planning
3 process, and then look at any variances that
4 might be necessary. We do have a Planning Board,
5 it's understaffed. I guess we have four members
6 currently.

7 MR. ABATELLI: No. As of, I think, on this
8 coming -- this coming Monday, the fifth member
9 will be here.

10 CHAIRMAN MOORE: So we'll have full
11 membership again. And a Chairperson is going to
12 be selected; is that correct?

13 MR. ABATELLI: I think that -- I know
14 there's an interim Chairperson.

15 CHAIRMAN MOORE: Okay.

16 MR. ABATELLI: I think they choose among
17 themselves.

18 CHAIRMAN MOORE: So we do have a seated
19 Planning Board. They are charged with dealing
20 with this kind of process, and I think, you know,
21 it would be appropriate that if we approve this
22 variance, that we would not consider any
23 additional variances until some sort of overall
24 site plan is developed that would indicate the
25 overall signage at the facility. It just doesn't

1 seem like it should be our job to look at every
2 sign and consider each additional sign's impact
3 on what's there, just I don't think we're the
4 Board to do that.

5 MR. CORWIN: Right. Are they saying -- is
6 the hospital saying they're going to have more
7 signs on Manor Place?

8 CHAIRMAN MOORE: No, but they've already
9 requested a replacement of a noncompliant sign on
10 the building, which is, as far as I'm concerned,
11 not included in the current proposal. It would
12 have liked to have been, but, you know, I don't
13 know that the original -- and perhaps,
14 Mr. Prokop, we might have to readvertise if
15 the --

16 MR. PROKOP: You'd have to readvertise any
17 additional --

18 CHAIRMAN MOORE: We would have to start at
19 square one, and I don't think we want to do that,
20 because we've spent a considerable amount of time
21 on this.

22 MR. PROKOP: Can I just ask you a question
23 real quick?

24 CHAIRMAN MOORE: Yes.

25 MR. PROKOP: On the hearing section,

1 Hearing #1, it refers to sign by number G201,
2 G202, G101. Are we talking about three signs?

3 CHAIRMAN MOORE: No. The G201 and 02, as I
4 understand it, are the two parts of the L-shaped
5 sign.

6 MR. PROKOP: Of the one sign, okay.

7 CHAIRMAN MOORE: Which are being regarded
8 as a single sign location.

9 MR. PROKOP: So it's really a G2 sign and
10 G1 sign, right?

11 CHAIRMAN MOORE: Uh-huh.

12 MR. PROKOP: Okay. Then how does that
13 follow down to the -- when it says the regular
14 meeting agenda?

15 CHAIRMAN MOORE: That should -- that is
16 essentially a repetition of what's above, but
17 abbreviated, since it's already been stated
18 above. We're dealing with two issues, one which
19 is directly illuminated signs, which are not
20 permitted, and the second is that the allowable
21 sign square footage is 24 square feet per
22 facility, and already, the sign -- one of the
23 signs proposed, I believe, exceeds the limit, and
24 there are two signs being proposed. I think the
25 total, according to these calculations here, are

1 85-plus square feet. So we're actually looking
2 at a variance --

3 MR. PROKOP: Okay.

4 CHAIRMAN MOORE: -- of 60, of 60 feet.

5 And, of course, those aren't the only signs
6 on the facility and that's what complicates
7 things. You know, the question naturally
8 follows, "Well, what about all the other signs,
9 what's going to happen to those?" And, very
10 clearly, additional things are going to happen to
11 those signs, and that's why I'm suggesting, if we
12 can get through the current request, which seems
13 to me reasonable, since we're replacing a sign
14 that was described as offensive, and improving
15 direction for another sign, which is quite small,
16 that some progress could be made and we could
17 then, you know, throw it to the Planning Board
18 and let them deal with the overall plan.

19 MR. CORWIN: I'm still trying to figure
20 these signs out. I just can't follow everything
21 that's in here. I guess a lot of stuff was
22 thrown in here, possibly at our request.

23 CHAIRMAN MOORE: Not really. This is the
24 original plan. I think the --

25 MR. BORSELLA: Can I just jump in?

1 CHAIRMAN MOORE: Yes, go ahead, sir.

2 MR. BORSELLA: If you don't mind.

3 CHAIRMAN MOORE: If you want to just
4 identify yourself while you're at it. It's not
5 public testimony, but we are having a discussion.

6 MR. BORSELLA: Hi. I'm Alan from Alley Cat
7 Signs. I was here for the application.

8 MS. NEFF: Yes.

9 CHAIRMAN MOORE: Yes.

10 MR. BORSELLA: What happened is -- this has
11 been haunting me since I made this mistake. I
12 spoke to Eileen. We were talking about the plan
13 of all the signs, so I sent her that. And we
14 only want two signs, and we haven't asked for
15 anything else since, and that plan just keeps
16 coming back at us. And we're not doing anything
17 on that plan, nothing on that, except just the
18 two signs. And I don't think I should have even
19 sent it to her, I really don't think I should
20 have. I should have just sent the survey with
21 the two signs on it and we would have been
22 probably eliminated --

23 CHAIRMAN MOORE: Well, that's
24 understandable. And, you know, we've had
25 different kind of proposals in the past when

1 variances are requested. Sometimes the applicant
2 says --

3 MR. BORSELLA: It wasn't that complicated,
4 though.

5 CHAIRMAN MOORE: Yes, I understand, I
6 understand. I'm just saying that sometimes an
7 applicant will say, "I just want to have this one
8 variance," and then, after they get the variance,
9 they come back and they say, "And, oh, by the
10 way, I want another variance for the next thing."
11 In other cases, people put the whole plan out and
12 say, "This is what I'm going to ask for, but,
13 right now, this is what I want."

14 It's quite all right that we may understand
15 that there will be future changes at the
16 facility. Obviously, some of the additional
17 signs need to be changed. And we are in receipt
18 of a building permit request for a third sign
19 now, and that's going to be dealt with at a later
20 time, but I hope, after an overall review of what
21 the facilities needs are going to be.

22 MR. BORSELLA: Yeah.

23 CHAIRMAN MOORE: And then we can have a
24 proposal, if it comes back to us, for perhaps one
25 more variance, or a set of variances.

1 And, you know, I have -- you know, fully
2 understand that the hospital is a large facility
3 that has unique signage. You know, you're not
4 advertising hot dogs and popcorn, you're
5 advertising how to get your health care. So I
6 see it as an entirely different kind of
7 consideration that doesn't change the commercial
8 district's restrictions on signage.

9 MR. BORSELLA: Yeah.

10 CHAIRMAN MOORE: I mean, this is a unique
11 situation.

12 MR. BORSELLA: I just felt like it
13 brought -- it was brought up a lot.

14 CHAIRMAN MOORE: I understand.

15 MR. BORSELLA: And I keep thinking that I
16 shouldn't have sent it to her, you know.

17 CHAIRMAN MOORE: It draws a lot of
18 questions as well --

19 MR. BORSELLA: Yeah, that's what happened.

20 CHAIRMAN MOORE: -- how much more is there
21 going to be, and that's fine, that's fine.

22 MR. BORSELLA: It started opening up like
23 all this future work.

24 CHAIRMAN MOORE: Yeah.

25 MR. BORSELLA: We're not even there.

1 CHAIRMAN MOORE: Okay. Well, that's fine,
2 and we're dealing with the two that are being
3 requested.

4 MR. BORSELLA: Yeah.

5 CHAIRMAN MOORE: I think we're having a
6 little difficulty with the two as they're being
7 requested. I think the public has stated that
8 they have some concerns about size, and
9 brightness we know we can control, but size was
10 an issue and prominence.

11 MR. BORSELLA: You mentioned the
12 four-by-six, the sign that's -- yeah, the base,
13 of course, could be lower, right? We can lower
14 the base of the sign without a problem with that.
15 The square footage, I think we're at -- 24 square
16 foot is what is there --

17 CHAIRMAN MOORE: Yup.

18 MR. BORSELLA: -- presently.

19 CHAIRMAN MOORE: Right.

20 MR. BORSELLA: So it's basically the same
21 sign, but turned upright.

22 CHAIRMAN MOORE: Yeah. And I think that
23 there's no existing vegetation or plans for
24 landscaping that would require it to be starting
25 so high. So, if the whole thing could be brought

1 down to a six or seven-foot-high sign, still have
2 the same information on it, still be visible from
3 the street, then it might be less objectionable
4 to the public.

5 MR. BORSELLA: Yeah.

6 CHAIRMAN MOORE: Yeah. So we might want to
7 add a stipulation, should we approve it, that it
8 would have a certain size limit.

9 MR. BORSELLA: Overall height and overall
10 length.

11 CHAIRMAN MOORE: Overall height, yeah.

12 MR. BORSELLA: Yeah, seven feet or --

13 CHAIRMAN MOORE: Okay?

14 MR. BORSELLA: Okay. Thank you.

15 CHAIRMAN MOORE: So, Members? You had
16 another question of the gentleman, did you?
17 Ellen, you seemed to be asking.

18 MS. NEFF: Yes. The best representation of
19 the first sign one encounters going down Manor
20 Place is this one, Number One --

21 MR. BORSELLA: Right.

22 MS. NEFF: -- correct? And is this the
23 best representation of Two, which you would
24 encounter if you were going down Atlantic towards
25 the hospital?

1 MR. BORSELLA: Is it G2 and G1?

2 MS. NEFF: Well, see, I have to tell you,
3 the various things have gotten numbered various
4 ways. Is that the one?

5 MR. BORSELLA: G202.

6 MS. NEFF: Here.

7 MR. BORSELLA: Yeah, G2.

8 MS. NEFF: Yes.

9 MR. BORSELLA: Yeah.

10 MS. NEFF: Okay. Thank you. And I know
11 there's nothing in our material about material,
12 but this representation is stone. Is it actual
13 stone or something like stone?

14 MR. BORSELLA: Yeah, I think it's -- I
15 don't think it's cultured, right?

16 MR. EBLE: It's a stone fascia.

17 MR. BORSELLA: I think you pointed them out
18 to me. They were actual -- like they'd get them
19 at the quarry.

20 MS. NEFF: Yeah, okay.

21 MR. BORSELLA: Yeah, right.

22 MS. NEFF: And if I could just say, if you
23 do get to the stage where there's a discussion
24 with the Planning Board and you talk about all --
25 particularly new signs, and signs which

1 completely -- the ones we're being asked to
2 consider are completely different material than
3 anything like is anywhere in the Village, really;
4 am I right about that? Do we have anything like
5 this?

6 MR. CORWIN: The foundation of the Red
7 School House is the same idea.

8 MS. NEFF: You mean right over here, right
9 here?

10 MR. CORWIN: Yeah.

11 MR. EBLE: And it's very similar to the
12 sign outside the Fire Department as well.

13 MS. NEFF: Oh, the stone, yes. But the
14 light --

15 CHAIRMAN MOORE: It's like a beach stone,
16 yeah.

17 MR. EBLE: What we're looking to achieve
18 is, if you recall, if you've seen any of the old
19 photos of the hospital when the mansion was
20 there, they had the pillars, the stone pillars.

21 MS. NEFF: Yes.

22 MR. EBLE: Similar to the front wall of the
23 hospital currently is certainly left over from
24 that era. And in between every 10 feet or so are
25 columns, if you will, that look like -- that's

1 the look that we're trying to achieve.

2 MS. NEFF: Okay. Now I'm not talking about
3 the stone, but the kind of light these signs
4 represent, these -- there's nothing like it in
5 the Village.

6 MR. CORWIN: No.

7 MS. NEFF: And what I think -- I only got
8 this idea a moment ago when you were asking some
9 questions, you know, if you had a video you could
10 show us of what a sign looks like in the daytime,
11 in the nighttime, in another location. It is
12 hard to get a sense of the impact of this. I'm
13 not an architect. You know, like the impact of
14 it. It is very different from what we're used
15 to.

16 And, yes, we want it -- you want it to be
17 different to further identify for the occasional
18 visitor or the frequent visitor. You want it to
19 be both beautiful and serve its useful function,
20 but it is hard to get a sense of what kind of
21 impact it has on the surrounding area.

22 MR. CORWIN: I'll just note that I think we
23 kind of discussed exactly what you're asking, and
24 I think you weren't at the meeting, because both
25 Mr. Moore and myself said where can he we look at

1 a --

2 MS. NEFF: Yeah.

3 MR. CORWIN: -- sign and there was no
4 place. And, well, finally -- well, it's kind of
5 an experimental thing, and now it's agreed upon
6 that they're kind of trying something new.

7 CHAIRMAN MOORE: Yeah. I don't think
8 this --

9 MR. BORSELLA: Even the illumination with
10 the LEDs --

11 CHAIRMAN MOORE: Right.

12 MR. BORSELLA: -- all that -- all this is
13 new.

14 CHAIRMAN MOORE: Because that's something
15 that's not immediately apparent.

16 MR. BORSELLA: Yeah.

17 CHAIRMAN MOORE: You know, they're not
18 individual LED lights. I mean, we've had an
19 experience with -- I don't know if this sign is
20 LED, but it's a very different style, it's an
21 animated LED sign that the Fire Department
22 displays.

23 My feeling is that the lighted box signs
24 are somewhat dated, they're not particularly
25 attractive. I think the neighborhood said that

1 there was a certain amount of light that they
2 emit that's not necessary. They're not the most
3 attractive thing, and I think style-wise, the
4 sign as being described, and I may have seen
5 these elsewhere at facilities where you have a
6 very low-lighted, kind of a floating letter on a
7 black background.

8 MR. BORSELLA: That's exactly right, like
9 Stony Brook Hospital.

10 CHAIRMAN MOORE: And, certainly, I think it
11 is an attractive improvement. You know, I think
12 the concerns were are they going to be very
13 bright and are they -- and they are very big.
14 You know, some of the neighbors considered them
15 too big for a facility of this size, why would
16 they have to be 10 feet tall? So I think that's
17 something that we might want to make comments out
18 of if we were to move for approving.

19 And then the other stuff I think we can
20 make as a contingent for any new changes that
21 might be needed in the future, that they go
22 elsewhere before they come back to us as far as a
23 zoning request.

24 Would the Board be inclined to move forward
25 with consideration of an approval for this

1 variance? Any further discussion on the issue?

2 MR. CORWIN: Well, you have said several
3 times, and I kind of agree with you, that this
4 sign, G101, which is the first sign, which is,
5 what, 10 feet, represented as 10 feet high, could
6 be scaled down. And do we have a specific amount
7 that it's going to be scaled down? And is that
8 acceptable to you all to scale it down?

9 MR. EBLE: I believe at a previous meeting
10 that I did commit to not to exceed the current
11 height, which we measured it the day we did our
12 site visit, was nine-foot-three, so I would not
13 exceed that height of nine feet, even, or -- it
14 would depend. I would take direction from the
15 Board.

16 CHAIRMAN MOORE: Yeah.

17 MR. EBLE: We are willing to scale it down,
18 yes, to answer your question.

19 CHAIRMAN MOORE: You know, the sign, the
20 active part of the sign, which isn't the
21 decorative stone, starts perhaps a foot above
22 grade.

23 MR. BORSELLA: It is a foot.

24 CHAIRMAN MOORE: It is a foot. And then
25 there's about a three-foot, four-foot span, you

1 know, less than half the length of the active
2 available lettering area of the sign that's just
3 blank. It seems to me the whole sign could be
4 brought down to just the lettering portion that
5 would start about a foot above the ground and
6 still be fully visible, you know, from the
7 street. You know, I don't see the need to have
8 that boosted up to 10 feet high.

9 MR. CORWIN: So what you're saying is --
10 what I'm hearing from you is a sign eight feet,
11 and what I'm hearing from the hospital is a sign
12 nine-feet-three-inches.

13 CHAIRMAN MOORE: Because that's what the
14 current sign's height is.

15 MR. CORWIN: Right.

16 CHAIRMAN MOORE: And I believe --

17 MR. CORWIN: So which is it going to be?

18 CHAIRMAN MOORE: I believe the overall sign
19 restriction in the code is 10 feet, but that is
20 just the elevation above grade that's permitted.

21 MR. EBLE: Yeah. I believe your code is
22 anything but a gas station, you know, is 10 feet.

23 CHAIRMAN MOORE: Other than a pylon sign.

24 MR. CORWIN: But we're trying to --

25 MR. EBLE: I'm certainly agreeable. If

1 you're looking for met to commit, I would commit
2 to not to exceed the eight feet. If that's a
3 compromise that's acceptable to the Board, I
4 would agree to that.

5 CHAIRMAN MOORE: And that would bring it
6 about there.

7 MR. CORWIN: About there on that scale.

8 CHAIRMAN MOORE: So that would all just
9 come down and still be an attractive balance. I
10 think it's a, you know, nice enough design that
11 the lighting I think would be lower.

12 Okay. So that's one thing we would
13 consider when we move ahead. Other discussion
14 on -- the other sign is only six or seven feet,
15 seven? The other sign, the L-shaped sign is
16 proposed as something in the neighborhood of
17 seven feet. It's a very --

18 MR. BORSELLA: It's four by -- I think it's
19 four-by-six, right?

20 CHAIRMAN MOORE: Okay.

21 MR. BORSELLA: Twenty-four square feet?

22 CHAIRMAN MOORE: You know, it's hard --

23 MR. CORWIN: Well, that's where I keep
24 running into trouble as to which sign is which.

25 MS. NEFF: No. I see it's bigger.

1 CHAIRMAN MOORE: It says seven feet in the
2 little red --

3 MR. BORSELLA: Yeah.

4 CHAIRMAN MOORE: So the overall sign height
5 is seven feet. And, again, I mean, the sign is
6 not fully occupied with lettering. It, you know,
7 could be six feet, I think.

8 MR. BORSELLA: Yeah, because the sign is
9 four-by-six, a foot off the ground, right?

10 CHAIRMAN MOORE: Yeah. And there's about a
11 foot-and-a-half of sign that's not being used.
12 And I doubt you would be able to change it
13 without changing the whole face of the sign, if
14 you, you know, had an afterthought that you
15 needed more direction.

16 So, anyway, that's -- just my thought is
17 that if we were to, you know, specify an
18 eight-foot height for one sign and perhaps a
19 six-foot, instead of seven-foot, for the other
20 one, it might be more acceptable to the
21 community.

22 MS. NEFF: Yeah, to reduce the size to --
23 of the first to no more than eight and the second
24 to no more than six.

25 CHAIRMAN MOORE: And I think --

1 MR. CORWIN: I'm good with that.

2 CHAIRMAN MOORE: Okay.

3 MR. BORSELLA: Wait. Can I?

4 CHAIRMAN MOORE: Yes, go ahead.

5 MR. BORSELLA: If the sign is
6 approximately -- the one now, the taller one, is
7 approximately four-by-ten, and we would --

8 CHAIRMAN MOORE: The current proposal

9 MR. BORSELLA: Yeah. We would reduce the
10 sign itself?

11 MR. EBLE: No, the height.

12 CHAIRMAN MOORE: The height.

13 MS. NEFF: The whole thing

14 CHAIRMAN MOORE: You just bring the top
15 down and the empty part of the sign on the bottom
16 would disappear.

17 MR. EBLE: From the base to the bottom of
18 the sign itself.

19 MR. BORSELLA: Okay.

20 CHAIRMAN MOORE: You just crank it down. I
21 should ask, these signs don't currently exist, I
22 hope.

23 MR. EBLE: No.

24 CHAIRMAN MOORE: They haven't been
25 manufactured?

1 MR. EBLE: No, no, no.

2 CHAIRMAN MOORE: So they're still on paper.
3 Very good, very good. You know, the last lighted
4 sign we dealt with was already lighted in place,
5 so this is an improvement, certainly. You know,
6 it's good to ask before they go in, that's always
7 a good thing.

8 MR. EBLE: That's why we're here.

9 CHAIRMAN MOORE: Yeah, thanks. So that's
10 kind of where we are with that.

11 MR. BENJAMIN: State your question.

12 CHAIRMAN MOORE: Yes.

13 MR. BORSELLA: Remember you asked me about
14 the lumens?

15 MS. NEFF: Yeah.

16 MR. BORSELLA: I spent a lot of time on
17 that, so -- more than you would even want to
18 know. But, anyway, a fluorescent lamp, one
19 six-foot, 450 lumens, four bulbs --

20 CHAIRMAN MOORE: A six-foot.

21 MR. BORSELLA: -- 18,500 lumens. On an LED
22 sign, we would have double-sided, 3,240 lumens;
23 total, 12,960. So it would be less, the actual
24 emitted light.

25 MR. CORWIN: But you don't know what's

1 going to be emitted because you're just --

2 MR. BORSELLA: I know the numbers that you
3 asked for.

4 CHAIRMAN MOORE: Yeah.

5 MR. CORWIN: You know what the bulbs are
6 going to produce inside your box.

7 MR. BORSELLA: Right.

8 MR. CORWIN: You don't know what's going to
9 be emitted.

10 MS. NEFF: Passed through the letters.

11 MR. CORWIN: Passed through your letters,
12 as opposed to the existing box signs you got now,
13 which is just throwing all the light right out.

14 MR. BORSELLA: Yeah. Let's say that's
15 throwing 18,500, let's say that's correct. Now,
16 if we take the new sign and we reduced the actual
17 square footage of lighting area to less than
18 half, than four -- like, in other words, take a
19 four-by-six sign, we're only routing the letters
20 out and covering them. We're probably reducing
21 the square foot to half of that. We're not
22 lighting four-by-six, we're probably -- we're
23 probably lighting half of that, so the less light
24 would be coming through the sign.

25 MR. CORWIN: Yes.

1 CHAIRMAN MOORE: I think one can assume
2 that the current signs are letting most of the
3 light out.

4 MR. BORSELLA: Most of the light, yeah. So
5 I think this would be better for -- you know, it
6 would be better.

7 MR. CORWIN: We're in agreement on that.

8 MR. BORSELLA: Yeah.

9 CHAIRMAN MOORE: I believe the gentleman
10 indicated that the LEDs can also either be turned
11 down with a rheostat, or simply remove banks to
12 reduce the amount of light being emitted.

13 MR. BORSELLA: Yeah.

14 CHAIRMAN MOORE: Okay.

15 MR. CORWIN: And just for my
16 clarification --

17 MR. BENJAMIN: I'd like to -- I'd like to
18 say something.

19 CHAIRMAN MOORE: Charlie, yes.

20 MR. BENJAMIN: This first sign that you
21 come to, this would be G101, the existing sign.
22 If you come down the street on the right-hand
23 side of the road coming towards the hospital from
24 the main road, there is a property that is west
25 of that property with a bunch of trees and hedges

1 there. So you can't see this sign until you
2 almost get up on it; did anybody notice that?

3 MR. CORWIN: (Nodded yes).

4 MR. BENJAMIN: I noticed that. So the idea
5 of making this thing lower, I don't know if
6 that's a great idea.

7 CHAIRMAN MOORE: Is the hedge the
8 hospital's property?

9 MR. BENJAMIN: I want to see a sign before
10 I get there, I don't want to see the sign as I'm
11 passing it, you know.

12 CHAIRMAN MOORE: You're not going to see it
13 either way until you get past the hedge,
14 apparently.

15 MR. BORSELLA: That's why it's designed as
16 high as it is.

17 MR. BENJAMIN: Right.

18 MR. BORSELLA: Because the hedges are --

19 MR. BENJAMIN: Right.

20 CHAIRMAN MOORE: I don't think you're
21 proposing to put it further out into the street.
22 That's not possible, so --

23 MR. BORSELLA: No.

24 MR. EBLE: No, the hedge is actually --

25 CHAIRMAN MOORE: I don't see the solution

1 there.

2 MR. EBLE: The hedge is -- that you're
3 talking about are actually Village -- on Village
4 property. The Village owns that hedge at that
5 point.

6 MR. CORWIN: The hedge is at the road end
7 of --

8 MR. EBLE: The property line for the
9 hospital comes into the middle of that first
10 driveway and runs on an angle just at the
11 northern side of my first light pole there. So
12 then the Levin property on the other side, that
13 parcel there is actually Village property into
14 the canal at that point. And on the far side of
15 the Village property is the Levin property. On
16 my side, my property line is the middle of that
17 first driveway and about a foot or two on the
18 north side of my first light fixture.

19 CHAIRMAN MOORE: And just to remind us,
20 this sign -- the first sign that we're talking
21 about appears to be directing traffic to the
22 emergency room, that that would be your principal
23 direction of traffic to the emergency room?

24 MR. EBLE: Yeah. We'd like to redirect --
25 currently, people go to the back of the hospital

1 and there is some confusion with the furthest
2 easternmost entry to the property with people
3 going into the ambulance bay itself.

4 MS. NEFF: Into the what?

5 CHAIRMAN MOORE: Ambulance bay.

6 MR. EBLE: Ambulance bay.

7 MS. NEFF: Okay.

8 MR. EBLE: Where the ambulances pull in --

9 MS. NEFF: Right.

10 MR. EBLE: -- to the side, you know, the
11 side of the hospital there. And we're trying to
12 direct those people to hit that first driveway
13 and drive around the back of the hospital to the
14 ambulatory, what we call the ambulatory, which is
15 the walk-in entrance to the emergency room, and
16 the ambulances certainly --

17 MS. NEFF: Right.

18 MR. EBLE: -- would continue to use the
19 entrance where they back in the ambulances.

20 CHAIRMAN MOORE: And this isn't the last
21 opportunity to get to the emergency room, but,
22 like you say, it's the more direct path without
23 confusion.

24 MR. EBLE: It would be more direct and
25 that's what we'd like to see. But, certainly,

1 with the other entrances to the hospital, you
2 would be able to access not only the property,
3 but the emergency room as well.

4 CHAIRMAN MOORE: And I can imagine, except
5 for people who are coming for scheduled
6 appointments at the emergency room, such as blood
7 draws, when people are either unfamiliar or
8 somewhat excited about the process.

9 I think this is kind of a planning process,
10 which I don't think we should be doing, is
11 someone should be looking at the overall
12 direction. If somebody misses the first turn,
13 how do they find the emergency room? Well, maybe
14 you need another sign, but we're not talking
15 about other signs tonight, we're talking about
16 two signs. So, again, I just think it's better
17 to have someone else deal with that.

18 Anyway, what other comments would you like
19 to have about the signs? Charlie has indicated
20 he thinks maybe it's a little bigger, it's a
21 little more visible. I have a feeling, if you
22 drive by it, you drive by it, you know, if you
23 don't see it.

24 MR. BENJAMIN: Well, I'm just, you know,
25 taking the position of somebody that's in a --

1 frantic and trying to get to the hospital and you
2 can't see the sign. So, you know, the simple
3 thing is the hedges could be cut down to a
4 reasonable height, or whatever. It's not my --

5 CHAIRMAN MOORE: That would be --

6 MR. BENJAMIN: It's not my place, but the
7 thing is, is that when signage is confusing, you
8 want to make sure that when you're all -- it's
9 all said and done, it's not confusing --

10 CHAIRMAN MOORE: No.

11 MR. BENJAMIN: -- you can see it. If you
12 can't see it, well, if you haven't been there,
13 then you're confused, so.

14 CHAIRMAN MOORE: Is the emergency part of
15 this sign, is the red portion illuminated as red?

16 MR. BORSELLA: Yes.

17 CHAIRMAN MOORE: So the entire emergency
18 part, it's white and red illuminated?

19 MR. BORSELLA: Yes.

20 CHAIRMAN MOORE: So that's one part that's
21 fully illuminated.

22 MR. BORSELLA: Yes.

23 CHAIRMAN MOORE: That may help, too. Okay?
24 It appears to be a little different in the
25 drawing than just the silver with the dark blue

1 lettering, which I assume is outline lighting.

2 MR. BORSELLA: Yes, it is different.

3 CHAIRMAN MOORE: Okay. Any other comments
4 from the Board at this point as far as where are
5 we going?

6 MR. CORWIN: Just for clarification again
7 for myself, internally illuminated, aluminum
8 fabricated can, and when you say fabricated can,
9 you mean one big sheet of aluminum, right?

10 MR. BORSELLA: Yeah.

11 MR. CORWIN: That's what you're talking
12 about?

13 MR. BORSELLA: Yes.

14 MR. CORWIN: Thank you.

15 CHAIRMAN MOORE: Okay. So, in that case,
16 is the Board prepared to move ahead on --

17 MS. NEFF: Uh-huh

18 CHAIRMAN MOORE: -- consideration? All
19 right.

20 So our first task is to declare that the
21 Zoning Board of Appeals is the Lead Agency on
22 this proposal. And according to the SEQRA
23 requirements, it is a Type II Action. I'd like
24 to make that motion and ask for a second.

25 MR. BENJAMIN: Second.

1 CHAIRMAN MOORE: And all in favor?

2 MS. NEFF: Aye.

3 CHAIRMAN MOORE: Any discussion, first, on
4 that? Mr. Corwin?

5 MR. CORWIN: No. No discussion, I'm
6 saying.

7 CHAIRMAN MOORE: No. I'm sorry. And no
8 discussion. And your vote, Mr. Corwin?

9 MR. CORWIN: Yes.

10 CHAIRMAN MOORE: Yes. And Mr. Benjamin?

11 MR. BENJAMIN: Yes.

12 CHAIRMAN MOORE: Ms. Neff?

13 MS. NEFF: Yes.

14 CHAIRMAN MOORE: And I vote yes, so it is
15 done.

16 And now the questions come from the
17 request, which would be an area variance. There
18 are five questions, and the first is whether an
19 undesirable change will be produced in the
20 character of the neighborhood or a detriment to
21 nearby properties will be created by the granting
22 of the area variance? And I am saying this in
23 reference to our consideration of a reduced size
24 of the signage, only the two signs being
25 considered, and that the brightness will be less

1 and will be adjustable after installation. With
2 that, would there be an undesirable change?

3 Mr. Benjamin?

4 MR. BENJAMIN: No.

5 CHAIRMAN MOORE: Mr. Corwin?

6 MR. CORWIN: No.

7 CHAIRMAN MOORE: Ms. Neff?

8 MS. NEFF: No.

9 CHAIRMAN MOORE: And I vote no.

10 Whether the benefit sought by the Applicant
11 can be achieved by some method feasible for the
12 applicant to pursue other than an area variance?

13 Mr. Benjamin?

14 MR. BENJAMIN: I don't know.

15 CHAIRMAN MOORE: I'm sorry?

16 MR. BENJAMIN: I don't know.

17 CHAIRMAN MOORE: Oh. So I'll leave that
18 open. Mr. Corwin?

19 MR. CORWIN: No.

20 CHAIRMAN MOORE: Ms. Neff?

21 MS. NEFF: No.

22 CHAIRMAN MOORE: And I would vote no.

23 Whether the requested area variance is
24 substantial? Mr. Benjamin?

25 MR. BENJAMIN: Yes.

1 CHAIRMAN MOORE: Mr. Corwin?

2 MR. CORWIN: Yes.

3 CHAIRMAN MOORE: Ms. Neff?

4 MS. NEFF: Yes.

5 CHAIRMAN MOORE: And I would say no in
6 reference to the size of the property.

7 Whether the proposed variance will have an
8 adverse effect or impact on the physical and
9 environmental conditions in the neighborhood or
10 district? Mr. Benjamin?

11 MR. BENJAMIN: As it stands, no.

12 CHAIRMAN MOORE: And Mr. Corwin?

13 MR. CORWIN: Repeat the question, please.

14 CHAIRMAN MOORE: Whether the proposed
15 variance will have an adverse effect or impact on
16 the physical or environmental conditions in the
17 neighborhood or district?

18 MR. CORWIN: No.

19 CHAIRMAN MOORE: Ms. Neff?

20 MS. NEFF: No.

21 CHAIRMAN MOORE: And I would vote no,
22 especially in reference to the fact of what is
23 already there.

24 Finally, whether the alleged difficulty was
25 self-created, which consideration shall be

1 relevant to the decision of the Board of Appeals,
2 but shall not necessarily preclude the granting
3 of an area variance? Mr. Benjamin?

4 MR. BENJAMIN: No.

5 CHAIRMAN MOORE: Mr. Corwin?

6 MR. CORWIN: No.

7 CHAIRMAN MOORE: Ms. Neff?

8 MS. NEFF: Yes.

9 CHAIRMAN MOORE: And I would also vote yes.

10 And then, finally, in consideration of all
11 of the above questions, whether we could have a
12 motion to approve the requested variance. And I
13 would say now that we would stipulate that the
14 signs would be reduced in height; that the first
15 sign, Number One, at the first entrance to the
16 property would be not higher than eight feet, and
17 the second sign would not be higher than six
18 feet, if that's agreeable to the Board.

19 And, secondly, that the brightness, while
20 being adjustable, would be adjusted after
21 installation, and I would suggest in consultation
22 with the Building Department, and we could take a
23 look ourselves, if we wish.

24 With those stipulations in mind, since
25 we're not considering any other request for

1 variances, we can or cannot indicate the
2 necessity to go to the Planning Board for future
3 things. I don't think that's necessary at this
4 point, but should we have, you know, a request
5 for additional variances, I think that's a
6 direction we should follow. So I think we only
7 need the size and brightness stipulation. And
8 with that, I would like to make a motion that we
9 approve the requested variance. And could I have
10 a second, please?

11 MS. NEFF: Second.

12 CHAIRMAN MOORE: Is there any further
13 discussion?

14 (No Response)

15 If not, may I have a vote, please, of
16 Mr. Benjamin?

17 MR. BENJAMIN: Yes.

18 CHAIRMAN MOORE: Mr. Corwin?

19 MR. CORWIN: Yes.

20 CHAIRMAN MOORE: Ms. Neff?

21 MS. NEFF: Yes.

22 CHAIRMAN MOORE: And I would also vote yes.

23 And I'm glad that you will be able to put
24 in your new signs.

25 MR. EBLE: Thank you.

1 CHAIRMAN MOORE: Thank you very much for
2 your patience.

3 MR. BORSELLA: I'm happy.

4 CHAIRMAN MOORE: Good, good. And we'll
5 have to see how they look.

6 MR. BORSELLA: Yeah.

7 CHAIRMAN MOORE: Okay. Now, the next item
8 on the agenda is simply a motion to accept a new
9 application. I will explain it briefly.

10 MR. EBLE: Good night. Thank you.

11 MR. BORSELLA: Thank you.

12 CHAIRMAN MOORE: Good to see you again.

13 MS. NEFF: Good night.

14 CHAIRMAN MOORE: This is a request, the
15 application for an area variance, and also to
16 schedule a site visit and schedule a public
17 hearing for Jean Stratton, 424D Fourth Street,
18 Greenport, New York; Suffolk County Tax Map
19 1001-6-6-16.

20 The applicant proposes to construct an
21 addition to a nonconforming building. The
22 proposed second floor addition is 14.2 feet from
23 the rear property line, requiring a 15.8
24 rear-yard variance. Section 150-12A of the
25 Village of Greenport Code requires a 30-foot

1 rear-yard setback in the R-2 District.

2 Just as a point of explanation, this is
3 very similar, again, to a request made back late
4 last year for 7 Sandy Beach Road for a dormer
5 construction. And while the measurements here
6 are 14.2 feet off the rear property line, the
7 house is currently in that position.

8 When I was looking at the plans for the
9 renovation, it appears that the house was bumping
10 out about a foot larger, but that turned out to
11 be on the front of the house, which is well
12 within the buildable footprint. That the front
13 of the house expansion, which is a slight
14 extension, is actually well within the buildable
15 footprint on that property, so it's the rear of
16 the property that's the consideration.

17 And we may wish to consider, after we hear
18 public comment, that no variance may be required,
19 because, again, it is not causing an increase in
20 the noncompliance of this, or nonconformance of
21 this property.

22 You know, in the past, we, other than the
23 35-foot height limit, have not considered going
24 vertical as an increase of nonconformance.

25 So with that, we'll be having our next

1 meeting presumably on January 15th, which is the
2 third Wednesday of the month. If we could, we
3 could meet at 4:30 at the property. This is
4 actually off of Fourth Street, I believe, around
5 the private drive, so we would have to find it.

6 MR. BENJAMIN: Just over the tracks.

7 CHAIRMAN MOORE: And it's -- is it across,
8 just over the tracks?

9 MS. NEFF: South.

10 MR. BENJAMIN: Just over the tracks and
11 then left.

12 CHAIRMAN MOORE: And then left, okay.

13 MR. BENJAMIN: Yeah, that's where the road
14 is.

15 CHAIRMAN MOORE: Yeah. Well, I'll have to,
16 you know, go find it before so I don't get lost
17 on the night of the meeting.

18 So could we schedule a site visit for 4:30
19 on January 15th? People are available for a
20 meeting that day, I suppose. Okay? Then we
21 would ask the Building Department to make
22 arrangements for the public hearing announcement.

23 MR. ABATELLI: Is there an issue with the
24 date here? Are you saying the 15th or the 16th?

25 CHAIRMAN MOORE: The 15th on my -- uh-oh,

1 two thousand --

2 MR. ABATELLI: So the agenda is wrong,
3 then.

4 MR. BENJAMIN: Is it the 16th or the 15th?

5 CHAIRMAN MOORE: Okay. I'm looking at I
6 think the calendar for 2014 and the 15th is a
7 Wednesday. Yes, that was a mistake on my part,
8 so we will fix that.

9 MS. NEFF: It's what day, the 15th?

10 CHAIRMAN MOORE: Is the 15th --

11 MS. NEFF: Okay.

12 CHAIRMAN MOORE: -- of January. Yeah, my
13 mistake. So, if that's agreeable to everybody,
14 that will be it. I don't know if we need to vote
15 on that.

16 But we do need the vote to accept the
17 application, so I'd like to move that we accept
18 the application that's stated in Item #2, and may
19 I have a second?

20 MR. BENJAMIN: Second.

21 CHAIRMAN MOORE: And all in favor?

22 MR. CORWIN: Aye.

23 MR. BENJAMIN: Aye.

24 MS. NEFF: Aye.

25 CHAIRMAN MOORE: Aye. So that motion

1 carries.

2 So we will have the site visit at
3 4:30 p.m., and then we will hear public comment
4 and -- at the meeting at 5 p.m. on the 15th of
5 January.

6 Item #3 is the motion to accept the ZBA
7 minutes for November 20th, 2013. So moved. May
8 I have a second?

9 MR. BENJAMIN: Second.

10 CHAIRMAN MOORE: All in favor?

11 MR. CORWIN: Aye.

12 MS. NEFF: Aye.

13 MR. BENJAMIN: Aye.

14 CHAIRMAN MOORE: Aye. The motion carries.

15 Motion to approve the ZBA minutes for
16 October 17th, 2013. And does anybody have any
17 comments or corrections on those?

18 (No Response)

19 If not, I so move, and may I have a second?

20 MS. NEFF: Second.

21 CHAIRMAN MOORE: All in favor?

22 MR. CORWIN: Aye.

23 MS. NEFF: Aye.

24 MR. BENJAMIN: Aye.

25 CHAIRMAN MOORE: Aye. Motion carries.

1 And now the motion is to schedule the next
2 regular ZBA meeting for January 15th, 2014, at
3 5 p.m. That's a correction from the agenda so
4 printed. So moved. May I have a second?

5 MR. BENJAMIN: Second.

6 CHAIRMAN MOORE: And all in favor?

7 MR. CORWIN: Aye.

8 MS. NEFF: Aye.

9 MR. BENJAMIN: Aye.

10 CHAIRMAN MOORE: Aye. Motion carries.

11 And motion to adjourn. May I have a
12 second?

13 MS. NEFF: Second.

14 CHAIRMAN MOORE: All in favor?

15 MR. CORWIN: Aye.

16 MS. NEFF: Aye.

17 MR. BENJAMIN: Aye.

18 CHAIRMAN MOORE: Aye.

19 The meeting is adjourned right at 6 p.m.

20 Thank you, everybody, for coming. And,
21 everybody, happy holidays and a happy new year.

22 MS. NEFF: Yes, you, too.

23 CHAIRMAN MOORE: We'll be seeing everybody
24 in the next year.

25 (Whereupon, the meeting was adjourned at 6 p.m.)

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

7 I, LUCIA BRAATEN, a Court Reporter and

8 Notary Public for and within the State of New

9 York, do hereby certify:

10 THAT, the above and foregoing contains a

11 true and correct transcription of the proceedings

12 taken on December 18, 2013.

13 I further certify that I am not

14 related to any of the parties to this action by

15 blood or marriage, and that I am in no way

16 interested in the outcome of this matter.

17 IN WITNESS WHEREOF, I have hereunto

18 set my hand this 27th day of December, 2013.

19

20

21

22

23

24

25


Lucia Braaten

A				
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