

Reference: 123 Sterling Avenue.

To the Planning Board Members,

I wanted to send you an email with updates to my submission to the planning board based on comments and concerns at the work session. The goal is to help mitigate some of your concerns.

Attached you will find an updated floor plans with the following changes

- We removed the kitchenettes
 - We reduced the size of the bathrooms to not allow for showers
- Please see attached and highlighted in green is the space we took away.

These changes were done as to the comments and concerns about these being potential living space. While I know this will not be the case I want to mitigate your concerns. With no showers or kitchenette this will reduce that ability. You will also see onsite that there is no plumbing for this as well.

Since this is a commercial space it by default will have inspections periodically more than say a residential house. We are open to any other ideas you may have to help with your concern

Also attached is updated draft information on these Waterfront Commercial Spaces. We added language that it cannot be used for any sort of residential living space. We also added a few more potential uses that are also permissible by code for this WC use that an owner can do with the space. Here is the list

Private Yacht Club, Studio, Gallery, Boat Sales, Tour Boat and Charter, Boat Instruction and Maritime Museum.

Not only will this language be in the offering plan and subject to the attorney general we are also willing to covenant the language as well

We are confident these spaces will be used as per code and as permissible. We believe these spaces will be used properly and also enhance our waterfront commercial district with professional people, marine related activity. We feel the layout and location will help the waterfront community while respecting the residential neighborhood that is it positioned within. We feel these WC uses will not take away from the downtown village shops.

We have very strong interest from professionals and their crafts that in time you will come to see that these waterfront commercial spaces will become an asset to the Village
As owners of the property we are confident in the proposed "uses" as they will be sustainable, enhance the waterfront community, we look to work with the school and local marine professionals to create a program where they can utilize this unique space. I am confident these spaces will be used as per code and as permissible.

I want to thank you for your time and effort with this process.

Regards, Paul Pawlowski

MAY 20 2021

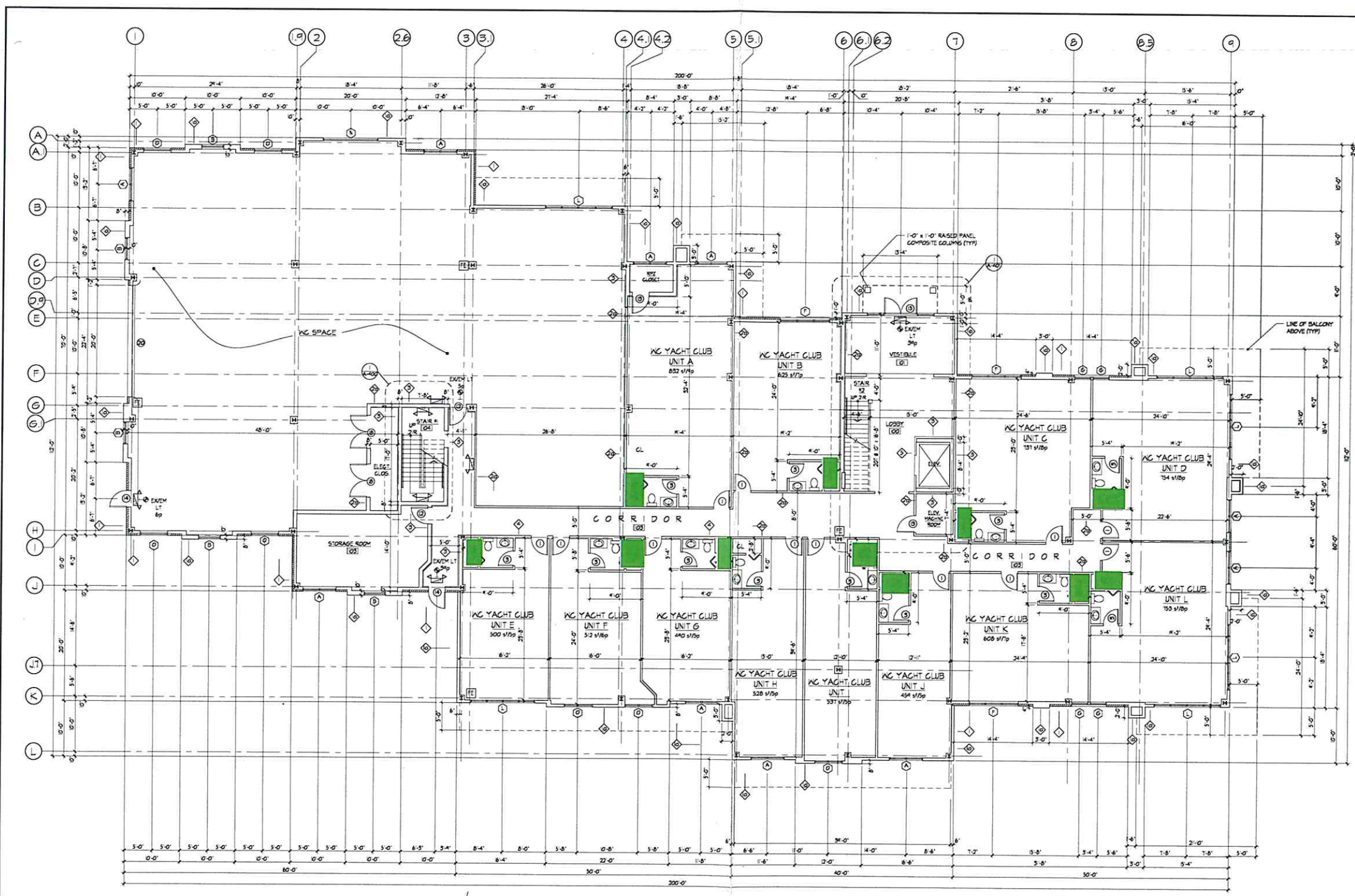
AG Draft Language

123 Sterling Avenue

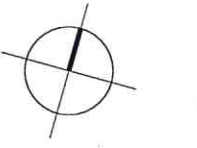
Water Front Commercial Space

Each Market Rate Home at the Condominium includes a private yacht club/studio space located on the first floor of the Building. No private yacht club/studio space in the Condominium may be leased or rented independently from a lease for the entirety of a Market Rate Home, except that the Board of Managers, in its sole discretion, shall have the right to license, rent or otherwise utilize, or permit others to utilize, any portion of private yacht club/studio area not included as part of a Market Rate Home. The private yacht club/studio spaces will be restricted to private yacht club and/or studio use(s) boat sales, tour boat, charter boat, gallery, boat instruction, maritime museum. only. Provided such use(s) remain permitted by applicable zoning regulations, including without limitation the zoning regulations contained in Article IV, Section 150-11 of the Code of the Village of Greenport, and all other laws and rules affecting the spaces at the Condominium. Notwithstanding anything to the contrary herein, in no event shall any space at the Condominium be utilized for a purpose that is not a "Permitted Use" listed in Article IV, Section 150-11 of the Code of the Village of Greenport, as same may be amended in the future. In addition, the private yacht club/studio spaces at the Condominium may not be utilized for any "Conditional Uses" listed in Article IV, Section 150-11 of the Code of the Village of Greenport, as same may be amended in the future, at any time. The full text of Article IV, Section 150-11 of the Code of the Village of Greenport is set forth in Schedule N of the Offering Plan. The entire first floor of the property can only be used for "Permitted Uses. Residential Use and Residential Living Space is not permitted.

MAY 20 2021



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A-1 First Floor Plan
1/8" = 1'-0"

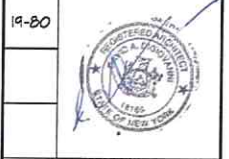


- LEGEND**
- SURFACE WITH EMERGENCY LIGHT & SIGN COMBINATION WITH LIGHT EMITTING DIODE LAMPS WITH EMERGENCY BATTERY PACK (2 HEAD SEE PLAN) (8" x 11" (21" x 2 3/8") DIAGONAL ARROWS PER PLAN)
 - SURFACE WITH EMERGENCY LIGHT WITH EMERGENCY BATTERY PACK (2 HEAD SEE PLAN)
 - FIRE EXTINGUISHER - TYPE 2A
 - BEARING WALL 2" x 6" @ 6" O/C

- NOTE**
- ALL INTERIOR PARTITIONS ARE WALL TYPE 2 UON
 - ALL PUMPING CHASE PARTITIONS TYPE 4 UON
 - SEE UNIT PLANS FOR ADDITIONAL INFORMATION
 - BUILDING IS 100% SPRINKLERED - TO BE FILLED UNDER SEPARATE APPLICATION TO COMPLY WITH NFPA'S REQUIREMENTS
 - BUILDING IS EQUIPPED WITH FIRE ALARM SYSTEM TO COMPLY WITH NFPA REQUIREMENTS

EGRESS ANALYSIS (SPRINKLERED) - 1st FLOOR			
OCCUPANCY	B and S-1	MIN. CORRIDOR WIDTH	44"
TOTAL NO. OF PERSONS	54	ACTUAL CORRIDOR WIDTH	3'-0"
MAX. TRAVEL DISTANCE	250'-0"	CORRIDOR CAPACITY	0.15/PERSON (3'-0" MIN) = 480 PERSON
ACTUAL TRAVEL DISTANCE	84'-0"	ACTUAL NO. OF PERSONS/CORRIDOR	18
MIN. STAIRWAY WIDTH	44"	MAX. DEAD END	30'-0" (SPRINKLERED)
ACTUAL STAIRWAY WIDTH	44" x 54"	ACTUAL DEAD END	44'-0"
STAIRWAY CAPACITY	0.25/PERSON (44" MIN) = 220 PERSONS/STAIR	ACTUAL DOOR CAPACITY	0.15/PERSON 3'-0" = 240 PERSON
ACTUAL NO. OF PERSONS/STAIR	N/A	DOOR CAPACITY	(2) 3'-0" DOORS PROVIDED = 480 PERSON

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ISSUED

- REVISIONS**
- 5/22/20 REMOVE KITTE, ADD CLOSETS - ALL YACHT CLUBS
 - 5/22/20 REV. UNIT TITLES
 - 3/1/20 UPDATE TO GARAGE
 - 3/1/20 UPDATE MESH ROOF UNITS H and L, and PARKING
 - 1/1/20 UPDATE PARKING
 - 01/20/20 UPDATE MECHANICAL ROOMS
 - 8/22/20 UPDATE WINDOWS
 - 8/22/20 REVISED EXTERIOR WALLS - REVISED BRICK DEE ELEVATIONS
 - 3/1/20 GENERAL COORDINATION
 - 3/1/20 DOOR BEARING BEARING EQUIPMENTS

123 Sterling Avenue, LLC
123 Sterling Avenue
Greenport, New York

FIRST FLOOR PLAN

DATE: 12/20/20
A-101
SCALE: 4 OF 21
DRAWN BY: JVB
CHECKED BY: DD

MAY 20 2021