

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK STATE OF NEW YORK
 3 -----X
 4 ZONING BOARD OF APPEALS
 5 REGULAR SESSION
 6 -----X

7 Third Street Fire Station
 8 Greenport, New York
 9
 10 September 17, 2019
 11 6:00 p.m.
 12

- 13 B E F O R E:
 14 JOHN SALADINO - CHAIRMAN
 15 DAVID CORWIN - MEMBER
 16 DINI GORDON - MEMBER
 17 JACK REARDON- MEMBER
 18 ARTHUR TASKER - MEMBER
 19
 20 ROBERT CONNOLLY - ZONING BOARD ATTORNEY
 21 PAUL PALLAS - VILLAGE ADMINISTRATOR
 22 KRISTINA LINGG - CLERK TO THE BOARD
 23
 24
 25

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

2 CHAIRMAN SALADINO: Hey, folks. This is
3 the regular meeting of the Village of Greenport
4 Zoning Board of Appeals.

5 Item No. 1 is a motion to accept the
6 minutes of the August 20th, 2019 Zoning Board of
7 Appeals meeting. So moved.

8 MEMBER GORDON: Second.

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER GORDON: Aye.

11 MEMBER REARDON: Aye.

12 MEMBER CORWIN: Aye.

13 CHAIRMAN SALADINO: Arthur did you vote?

14 And I'll vote aye.

15 MEMBER TASKER: Yes.

16 CHAIRMAN SALADINO: Item No. 2 is motion to
17 schedule the next Zoning Board of Appeals meeting
18 for Tuesday, October 15th, 2019 at 6 p.m., at the
19 Third Street Fire Station, Greenport, New York
20 11944.

21 MR. CORWIN: Second,

22 CHAIRMAN SALADINO: Wait. Did we -- did
23 we -- did I -- did I miss something, Kristina, to
24 accept -- to approve minutes? I apologize,
25 folks. My brain is working faster than my mouth.

1 So Item No. 2 is to -- a motion to schedule
2 the meeting, David seconded it. All in favor?

3 MEMBER CORWIN: Aye.

4 MEMBER GORDON: Aye.

5 MEMBER REARDON: Aye.

6 MEMBER TASKER: Aye.

7 CHAIRMAN SALADINO: And I'll vote aye. Do
8 we have a -- do we have an agenda to approve the
9 minutes?

10 MS. LINGG: We didn't have a July meeting.

11 CHAIRMAN SALADINO: But we had -- we had --

12 MEMBER GORDON: So August?

13 CHAIRMAN SALADINO: -- a June meeting.

14 MS. LINGG: It was approved last month.

15 MEMBER GORDON: Yeah.

16 CHAIRMAN SALADINO: In August?

17 MEMBER GORDON: Yes, we did. So we'll --
18 does that mean we will approve the August meeting
19 minutes next time?

20 MS. LINGG: Correct.

21 MEMBER GORDON: Now we're just accepting it.

22 MS. LINGG: Yes.

23 MEMBER GORDON: Okay.

24 CHAIRMAN SALADINO: Okay.

25 MEMBER TASKER: Mr. Chairman, if I may, I

1 will be absent for the October 15 meeting.

2 CHAIRMAN SALADINO: Do you have a note?

3 MEMBER TASKER: I'll get one.

4 CHAIRMAN SALADINO: Okay. Before we get to
5 the public hearing, just so we can get this out
6 of the way, there's a little -- we have three
7 findings that -- from previous applications.

8 One is a motion to accept the findings and
9 determination in the matter of the application of
10 Florence P. Roth and Stacy Tesseman. And the
11 Suffolk County Tax Map number is
12 1001-002-00-006-025. So moved.

13 MEMBER TASKER: Second.

14 CHAIRMAN SALADINO: I understand, the
15 members, that we got these late today. If
16 anybody's uncomfortable voting, we can certainly
17 hold these off until next month. But if
18 everybody's comfortable voting, we'll vote on it.

19 MEMBER REARDON: You comfortable?

20 MEMBER GORDON: I've read them. Yes, I'm
21 perfectly comfortable.

22 CHAIRMAN SALADINO: All right. So moved.
23 Is there a second?

24 MEMBER TASKER: Second.

25 CHAIRMAN SALADINO: All in favor?

1 MEMBER REARDON: Aye.

2 MEMBER TASKER: Aye.

3 MEMBER CORWIN: Aye.

4 MEMBER GORDON: Aye.

5 CHAIRMAN SALADINO: And I'll vote aye.

6 The second one is a motion to accept the
7 findings and determinations in the matter of the
8 application of 110 South Street, Greenport, New
9 York. Suffolk County Tax Map number is
10 1001-4-6-34-6. So moved.

11 MEMBER GORDON: Second.

12 CHAIRMAN SALADINO: All in favor?

13 MEMBER REARDON: Aye.

14 MEMBER TASKER: Aye.

15 MEMBER GORDON: Aye.

16 CHAIRMAN SALADINO: Any opposed?

17 MR. CORWIN: Opposed, nay.

18 CHAIRMAN SALADINO: And one nay. And I'll
19 vote aye.

20 And the last one is -- there's going to be
21 a small correction, there's a typo. It's a
22 motion to accept the findings and determinations
23 in the matter of the application of -- the
24 applicant is 622 First Street Greenport
25 Incorporated, but the address is 112 South

1 Street, and that's Greenport, New York. And the
2 Suffolk County Tax Map is 1001-4-6-32.

3 MEMBER GORDON: So the -- there is an error
4 on the second page of this determination. It
5 says -- it says the subject property is located
6 at 622 First Street. 622 First Street is the
7 name of the corporation, but the subject property
8 is at 112, adjacent to 110. So these two lines
9 should be changed to be correct.

10 CHAIRMAN SALADINO: Are the members
11 comfortable with that correction? And the Clerk
12 of the Boards can kind of make that correction?

13 MS. LINGG: Yes.

14 MEMBER TASKER: Uh-huh.

15 MEMBER GORDON: Yeah, the subject property
16 is definitely at 112 South Street.

17 CHAIRMAN SALADINO: Okay. So I'm going to
18 make that motion, so moved.

19 MEMBER REARDON: Second.

20 CHAIRMAN SALADINO: All in favor?

21 MEMBER GORDON: Aye.

22 MEMBER REARDON: Aye.

23 MEMBER TASKER: Aye.

24 CHAIRMAN SALADINO: Any opposed?

25 MR. CORWIN: Nay.

1 CHAIRMAN SALADINO: One opposed. And I'm
2 going to vote aye.

3 Next is Item No. 3, 326 Front Street. A
4 public hearing regarding the area variances
5 requested by ANVK Holdings Trust (the Greenporter
6 Hotel) for the property located at 326 Front
7 Street. The Suffolk County Tax Map number is
8 1001-4.-8-29, 30 and 31.

9 We have the applicant's application. We
10 know that we can confirm the status of the
11 applicant to make the application.

12 The public notice, we're going to ask the
13 Clerk, the public notice was published in the
14 newspaper?

15 MS. LINGG: Yes.

16 CHAIRMAN SALADINO: And we have the
17 mailings?

18 MS. LINGG: Yes.

19 CHAIRMAN SALADINO: No list?

20 MEMBER GORDON: Is this it?

21 CHAIRMAN SALADINO: Sorry. There's no air
22 conditioning, people aren't thinking straight.

23 We have 331 Front Street LLC, 54875 North
24 Road, Southold, New York 11971. Ficurilli
25 Associates Incorporated, 221 Fourth Avenue,

1 Greenport, New York 11944. Greenport Landing
2 Incorporated, 157 Prince Street, New York, New
3 York 10012. John Williams, Jr., Post Office Box
4 700, Greenport, New York 11944. Ellen -- if I
5 get it wrong --

6 MEMBER TASKER: Wiederlight.

7 CHAIRMAN SALADINO: Wiederlight, 320
8 Mt. Beulah Avenue, Southold, New York 11971.
9 Michael Ficurilli, 211 4th Avenue, Greenport, New
10 York 11944. Simpson -- FL Simpson Asset
11 Management Trust, Care of Cynthia S. Pirillo,
12 275 Cove Circle, Greenport, New York 11944.
13 Antone Ficurilli, Jr., 221 4th Avenue, Greenport,
14 New York. West Dublin Reality Ltd, 400 Front
15 Street, Post Office Box 463, Greenport, New York
16 11944.

17 We're going to open the public hearing.
18 The applicant is here. Are you going to --

19 MS. WADE: Does the applicant go first?

20 CHAIRMAN SALADINO: Yes.

21 MS. RIVERA PITTORINO: Hello. My name is
22 Deborah Rivera Pittorino, and I want to tell you
23 a little bit about me and our project for any of
24 you who have not been to the meetings before or
25 who don't know what it is we're trying to do.

1 MEMBER TASKER: Excuse me. Could you
2 speak -- could you speak more closely --

3 MS. RIVERA PITTORINO: Sure, sure.

4 MEMBER TASKER: -- to the mic, please.

5 MS. RIVERA PITTORINO: My name is Deborah
6 Rivera Pittorino, and I'm here to talk about our
7 project at the Greenporter Hotel. And I wanted
8 to start from the beginning for anyone who didn't
9 know anything about our story and our history in
10 the Village.

11 So 20 years ago my husband and I came out
12 to the North Fork for a wedding and we fell in
13 love with the natural beauty, and decided that we
14 wanted to buy a house here and began to look at
15 property. And it was sort of a folly, but we
16 ended up buying this 1950s style motor lodge that
17 we wanted to renovate and operate, and there our
18 story began.

19 When we bought the property, it was three
20 lots that belonged to a previous family, the
21 three lots were part of the hotel. And on the
22 original lot, we renovated the existing building,
23 and took out the parking lot and put a pool in
24 there. Then in the second lot we erected the
25 second building that we built from the ground up.

1 And then the third lot we used -- we used it for
2 the parking lot. So that was -- that is what it
3 consists of. That gave us 30 guest rooms and a
4 small restaurant.

5 It's really amazing to think that it's been
6 20 years, because 20 years is a long time, and a
7 lot has changed, and I know that change is hard
8 for all of us. I am very familiar with the pain
9 of change. I lost my husband last April after a
10 four-year battle with pancreatic cancer, and my
11 life became very different. And even though I
12 didn't want to change, I realized that I needed
13 to change in order to take my business forward
14 and take my life forward.

15 So he and I operated a wonderful little
16 restaurant for 15 years called La Cuvee that
17 offered very accessible wonderful food, and we
18 had a small kitchen and a small, little
19 restaurant, and it was place where locals and
20 tourists came to eat and drink together, and it
21 was really a wonderful place. We made incredible
22 friends there over the years.

23 It was really hard for me to make the
24 decision and not reopen the restaurant when I
25 lost him, but just emotionally it was just

1 impossible, because he was just such a big part
2 of equation. So I decided that, you know,
3 Greenport's changed a lot. You know, when we
4 came here 20 years ago, there was no Frisky
5 Oyster, there was no Noah's, there was no --
6 there are no -- there weren't really options for
7 fine dining, so we had to have a restaurant. But
8 many years later, now we have a myriad of fine
9 dining options in Greenport, so -- and the fact
10 that we're just at the entrance of the Village,
11 everyone can walk to the restaurants.

12 So I decided to focus on my core business,
13 which is my hotel business. And remember, we had
14 been absent for almost four years during my
15 husband's illness and a lot changed in four
16 years. In four years, not just myself, but other
17 operators of Bed & Breakfasts, hotels and motels
18 were confronted with the impact of short-term
19 rentals. For any of you who aren't familiar with
20 them, that consists of Airbnb, VRBO, Booking.com.
21 So it's -- we were confronted with competing with
22 people that could rent their homes and they're
23 not subject to all of the regulations, parking
24 regulations, and, you know, insurance, and fire
25 regulations, and all the regulations we're

1 subject to. So that really had a huge impact on
2 our business. And I had to completely and
3 quickly figure out what I was going to do in
4 order to survive.

5 So I reached out to my friends from --
6 previous colleagues from the City, from my
7 corporate life in the City, and began to bring
8 corporate retreats out to the hotel. And a
9 year-and-a-half later, that's really what's
10 keeping us alive. The great thing about
11 corporate business is that it comes midweek and
12 off-season when not just us, but everyone
13 downtown, needs the business.

14 I know that there's a big concern about
15 parking, because part of our plan is asking for
16 an additional 20 guest rooms. And I'm more --
17 I'm very concerned about parking. We spend a lot
18 of time guarding our own parking lot. I have the
19 largest parking lot of any business in the city,
20 other than the IGA, so people often try to park
21 in there. So we spend a lot of time policing the
22 parking lot.

23 So we can valet park up to 55 cars in our
24 parking lot. We rarely have to. Maybe in 20
25 years we've had to do that three times, and it

1 was never just our -- the vehicles of our
2 customers, but people catching the wedding bus.
3 And they're staying somewhere that doesn't have
4 parking, so they bring their car and park it with
5 us. Obviously, moving forward, we won't allow
6 that any longer.

7 And why is our parking lot not always full?
8 Because we know, we know our customers and we
9 know how they arrive. Every time a customer
10 registers at the front desk, so they come in and
11 they have to fill out a form, and we take all the
12 details of their car. That's, first of all, to
13 know -- to know that the vehicles in our lot
14 belong to our customers. And in case someone
15 leaves their lights on or something, we want to
16 be able to alert the customer that there's
17 something wrong with the car.

18 So on any given weekend or week, anywhere
19 from 40 to almost 70% of our customers come from
20 Manhattan. Again, how do we know this? Because
21 of all the data we gather when someone registers.
22 When they call for a room, we get their address,
23 we have their zip code, we have their telephone
24 number, so we know where our customers are coming
25 from.

1 During one of the meetings, someone said,
2 "Well, you know, how do you know" -- "how can we
3 know that these people have cars or not?" So I
4 didn't want you to rely on my data, so I
5 downloaded this, this report from the New York
6 City Department of Transportation, which gives
7 you a breakdown in New York City car ownership.
8 And I'll pass this around, but it shows that --
9 it shows that in the zip codes that we get people
10 from, on the low end, 16 -- 16.25% of people have
11 vehicles, and on the high end, 40% of the people
12 that come from our zip codes have vehicles. So
13 this is why, even on a very busy weekend, our
14 parking lot won't be full, unless we have a Long
15 Island wedding, because Long Islanders are very
16 connected to their cars.

17 So how do our guests get around? A lot of
18 them rent bicycles. Bicycles have become a huge
19 method of transportation for people in the City.
20 I have some data here also from New York
21 Department of Transportation that says that
22 cycling has increased 80% between 2010 and 2015.

23 So our customers rent bicycles. They take
24 a Hometown taxi, or other local taxi companies,
25 and when and if there's Uber available, they'll

1 take that as well. So that's how our customers
2 get around.

3 It's interesting that the vehicle for many
4 of our customers is so irrelevant, that two years
5 ago I was approached by Hertz, if we were to rent
6 them some spaces in our parking lot, because we
7 always had vacant space. So we did this two
8 years ago. In two years, less than one dozen
9 Greenporter Hotel customers has rented a car on
10 our property. Most of the car rentals happening
11 at the hotel are people -- are local people.
12 Because we're asking for these additional rooms,
13 and the Hertz rental seems to be a problem, we've
14 terminated their contract, and as of October
15 31st, there won't be Hertz anymore at our hotel.

16 So that's the -- you know, I wanted to
17 speak to the -- to the concern of parking, and,
18 also, the fact that our customers are very
19 interested in the environment. We're a Green
20 Certified hotel by Green -- by Green Hotels
21 Association, which is a national organization.
22 We're also a Platinum Level property on
23 TripAdvisor for green practices, and they do a
24 yearly audit.

25 Our customers range in age from 28 to 55.

1 Most of them are very concerned about the
2 environment. They come out to enjoy the nature
3 on the North Fork, and that's why the corporate
4 customers come out as well. They go kayaking,
5 they go cycling, they go bird watching, they go
6 on fishing charters, they go clamming, they go to
7 oyster hatchery tours, they go to farms, they go
8 to vineyards.

9 So, you know, these -- the people that
10 we're attracting very much respect the community,
11 and come here because we have an agricultural and
12 maritime heritage. And we're just hopeful that
13 this, together with the fact that we have 20
14 years of partnership with this Village, and
15 because of our devotion to the environment, that
16 this will warrant your acceptance of our request
17 for these additional rooms, so that we can -- we
18 can sustain our business, not just for us, but
19 for the future of the Village and generations to
20 come. So I thank you for your time.

21 MS. WADE: It's okay? May I talk?

22 CHAIRMAN SALADINO: Name and address for
23 the Stenographer.

24 MS. WADE: Randy Wade, Sixth Street. This
25 is one of my favorite businesses in the Village.

1 Deborah has done an amazing job. No, wait,
2 because I still have just a little -- amazing
3 job, and picked an exceptional architect.
4 Hideaki and Glynis are -- will contribute a
5 beautiful design to the Village.

6 So there are things that you're asking for,
7 the 22 parking, the extra two feet. And so I
8 think that it would be great if a little could be
9 given back to the neighborhood. Specifically,
10 I'm just worried about the context. If you look
11 at the Kapell building there, there -- most
12 buildings in the villages are peaked, and they
13 don't have a vertical wall adjacent to the
14 property line. So where a business is adjacent
15 to another more traditional house, I mean, it's
16 not the same as on Front Street, between Third
17 and First, where -- or Main, where there are
18 building walls that are smack up against each
19 other. This is farther away and closer to
20 residential area. So the third floor, if there
21 was some way to step it back, you could see
22 there -- that's one design solution.

23 I would not think to suggest to Glynis and
24 Hideaki what the design solution would be, but I
25 don't think a straight wall going up three

1 stories would be appropriate on -- to those two
2 buildings on the side. Otherwise, I feel like
3 compromises should be made to keep you expanding
4 and continuing to do a fabulous job for the
5 Village. And I hope you guys come to a meeting
6 of the minds. Thanks.

7 CHAIRMAN SALADINO: Thank you. Is there
8 anyone else from the public that would like to
9 speak?

10 MS. FERRER: Oh, you go first.

11 MS. GREENBERG: No, go ahead.

12 MS. FERRER: Go ahead, please.

13 MS. GREENBERG: Good afternoon. Hello,
14 Gentlemen, Ladies. My name is Adrienne
15 Greenberg. I am a Greenport resident for the --
16 for 20 years, and I am the past president of the
17 Congregation Tifereth Israel, which is the
18 synagogue catty-cornered with the Greenporter.

19 What we have found, because I hear there is
20 a concern regarding parking, and will there be
21 street parking, we live in a very small village,
22 and whenever we go to services and whenever we
23 have activities -- I'm at the synagogue
24 constantly, it's like my second home, and I'm
25 sure many of you who are church-goers, you could

1 understand, you go to a lot of activities. Every
2 time I look on the street, I could -- right in
3 front of the synagogue, I could account for every
4 single one of the cars. This one is -- this one
5 is this one's, this one is that one's. I know
6 who's at a meeting, I know who's missing from the
7 meeting before I get into the meeting. I do not
8 see strange cars. Usually, I do not see any
9 strange cars, other than the ones that are from
10 our congregation.

11 So my experience in the last 20 years has
12 been that there has not been an overflow of cars
13 blocking the way in front of our synagogue. And
14 it's a small synagogue, so we only use the
15 parking on that one street. We don't overflow
16 anybody. So I just wanted to indicate that I
17 feel as though there is no issue.

18 And I also wanted to say that in terms of
19 the Greenporter being a very wonderful neighbor,
20 every single -- the first week -- weekend, it's
21 called an Oneg and a Kiddush, the first weekend
22 of every single month Deborah Pittorino, the
23 Greenporter, provides us with a lavish, delicious
24 gourmet lunch, and she's been doing this now for
25 years and years and years. That's 12 lunches

1 that she provides to the synagogue. If we need
2 something for the High Holy Days, if we need
3 something for other activities, no problem, she
4 brung -- she brings in huge salads, no cost.
5 This is wonderful. And she has been just a good,
6 kind, responsible neighbor. And I hope we do
7 anything we can possibly do to keep her business
8 flourishing, because she deserves it.

9 CHAIRMAN SALADINO: Thank you.

10 MS. GREENBERG: You're welcome.

11 MS. FERRER: Hello. I'm Bonnie Ferrer, I
12 live at 631 Second Street in Greenport, and I've
13 lived here for 21 years.

14 And I'm really here more on behalf of the
15 design and the architects. And I just want to
16 say that the Greenporter, with every change, has
17 gotten better looking. I think this is a major
18 improvement on what's there now.

19 And I also just want to talk about the
20 issue of change. I mean, there's a lot of
21 change, and sometimes we get grumpy because there
22 isn't parking on the weekends, and we don't shop
23 at the IGA. But I think that we have to really
24 consider the change in society and how do you
25 keep a small village vital, because, I mean, when

1 I moved here, there was a shoe store, and there
2 was, you know, more jewelry stores, and there
3 were stores of -- that you could not go to the
4 mall, and now there is a mall. When I came here
5 there was no Home Depot and no Costco. And so
6 how do we keep the Village from completely being
7 empty with so many summer homes in the
8 wintertime, in the Fall, and in the Spring?

9 And I think that we have to be realistic.
10 It's a tax base. It helps the businesses that we
11 have in Greenport, whether it's antiques, you
12 know, clothing, or restaurants. We have to think
13 about that. How does a village change when we're
14 affected by malls and all -- and I really applaud
15 the desire to expand.

16 The other issue is Airbnb and so on, the
17 fact that she's dealing with that. But I really
18 believe, as a person in the Village, that we need
19 to have hotel rooms that people can go to,
20 instead of renting, renting a house. And I think
21 we have to -- you know, we're starting to limit
22 Airbnbs and regulations, and we want people to
23 come.

24 We want -- you know, I don't have a
25 business, but I want to be able to live in a

1 village that is succeeding and is around, and, if
2 possible, can stay open for more months of the
3 year.

4 I always say that, you know, I'm from New
5 England, I'm from Concord, Mass, I was born and
6 raised. I can't afford to live there, and we all
7 have that. And people that are born in a place
8 want to keep it the same, but the world is not
9 the same, and I am here because of that. And I
10 was lucky enough to come when I saw how great it
11 was and other people didn't.

12 So I just want to thank you for the work
13 you do, for listening to us, and I hope you take
14 that into consideration. Change isn't always
15 good, but change is inevitable, and let's pick
16 the good change, and this is a beautiful design.
17 Thank you.

18 CHAIRMAN SALADINO: Thank you. Is there
19 anyone else that would like to speak?

20 MS. GOHOREL: Good afternoon. My name is
21 Monique Gohorel. Some may know me as Nicki. I
22 grew up out here, left for a long time, came
23 back, and found that without working two or three
24 jobs, I couldn't live at home anymore.

25 Working at the Greenporter has provided me

1 with an opportunity to not only learn skills that
2 will probably take me anywhere, but to also have
3 the opportunity to be offered benefits, to know
4 that I will have a year-round job, no matter
5 what, and I think things like that in our
6 community are vital. How can we all stay here,
7 you know? We're getting priced out. We have to
8 be able to stay, and people like the owner of the
9 Greenporter, Deborah, provides solutions to that,
10 and I think that's something that's really
11 important that everyone should think about.
12 Thank you.

13 CHAIRMAN SALADINO: Thank you.

14 MR. DAGUILLARD: Good afternoon. My name
15 is Alain Daguiard. And I also had the
16 opportunity and still have the opportunity to
17 work with Deborah at the Greenporter. And I
18 started out as an intern, and going through her
19 program, I was allowed to see a lot of young
20 kids, kids who were just graduating college, kids
21 who were just graduating high school, people who
22 were ready to jump into the workforce, get
23 trained on how to work with customers,
24 hospitality, but, most importantly, how to
25 survive in the real world.

1 And looking from the outside in now at
2 almost 34 years, I've gone out and I've had my
3 career. The only thing I can say is thank you.
4 And I can imagine all the parents of the kids who
5 are out there in college, in the workforce
6 succeeding would say the same thing. Thank you.

7 CHAIRMAN SALADINO: Thank you. Anyone
8 else? Chatty.

9 MS. ALLEN: Chatty Allen, Third Street.

10 I want to preface with the fact that I am
11 not against this project, but I am in favor of
12 our codes.

13 I don't think anyone is putting down this
14 business, its commitment to our Village, our
15 community. That's not the issue here. The issue
16 has to do with our code, and it is a project that
17 is asking for a variance for not 10 spaces, but
18 24 parking spaces, plus 31 spaces that will also
19 need variances. That's a lot. That's excessive
20 to ask for those kind of variances.

21 I have nothing against it. I don't know
22 what it's going to look like. I haven't seen
23 them. Where I was sitting, I can't see what it's
24 going to look like. I have no issues with the
25 height of it, you know, unless the neighbors are

1 the ones that have a problem with the height.
2 It's far enough back off the road that it's not
3 going to have any site issues, as far as driving,
4 because that's always a concern, you know, when
5 you're driving. As a professional driver, that's
6 one of my biggest concerns is your sight lines
7 and not have anything blocked. But there is the
8 issue of it's excessive the amount of spaces.

9 If you're adding that many more rooms --
10 like I said, I've been accused of a lot of things
11 last week, and I was really taken aback. And for
12 the record, most of you know for two years I was
13 against the hotel on Front and Third for a lot of
14 these same reasons. So I think, yes, it's a good
15 business, it's good for our community, but, like
16 I said, I'm a stickler for our codes. We have
17 codes for a reason.

18 They've been turned down because they're
19 excessive. I think if it was maybe 10, and the
20 other spaces were in compliance, but you're
21 talking 55 spaces now that they need variances
22 for, 24 to not have, and 31 that they need
23 variances on, because they're not the right size.
24 If they were made to conform to the right size,
25 their variances for parking would be even higher.

1 And I also feel, which was mentioned at a
2 meeting, that there's no longer a restaurant, so
3 that equation for parking should be taken out.
4 Yet they do hold -- they do hold events there for
5 people who are not staying in the hotel. They
6 have wedding parties coming in that aren't in the
7 hotel. And I think there -- you're being very
8 generous by not calculating in restaurant parking
9 as well, because then it would be even higher
10 what they would need.

11 That's the only objection that I have is
12 how many -- the high number of a variance for
13 parking, I think that's excessive. Thank you.

14 CHAIRMAN SALADINO: Thank you. Glynis.

15 MS. BERRY: Okay. I'm the boring one, so
16 I'm going to try and address the individual
17 variances and what they mean. One is for
18 building height.

19 The code definition of "height" states that
20 the building height should be measured from the
21 crown of the street to the highest point of the
22 roof. Here, the crown of the road varies
23 significantly, with an average elevation of 12
24 feet.

25 This site is unusual for Greenport in that

1 the site is elevated above the street. Most of
2 the parcels in a commercial area are pretty close
3 to the same elevation of the street. But even
4 with this handicap, the building complies, as the
5 height from the crown of the road to the top of
6 the building roof is 33 feet. It's still below
7 the 35-foot limit.

8 The Village has chosen to interpret the
9 proposed handrails and solar panels as part of
10 the building roof. There's a distinction between
11 definition of a roof and definition of a
12 structure.

13 The solar panels are set on angled racks to
14 maximize their efficiency. Technically, we think
15 these structures should be considered as
16 acceptable appendages, not part of the building
17 roof, similar to specific exemption listed for
18 antennas, which are considered an exception to
19 the definition of a building in the Greenport
20 Building -- Zoning Code. And this is supported
21 by the New York State Building Code, which allows
22 exemptions from height for nonhabitable
23 additions.

24 And if one interprets the hand railings and
25 solar panels as part of the building roof, the

1 height, as a worst case scenario, would be 37
2 feet, which is only two feet higher than the
3 maximum of 35 feet. Both the railing and the
4 panels are set back from the building edge, so
5 their visibility is further diminished. The
6 safety handrailings are pipe rails, which provide
7 transparency.

8 The solar panels are set on angled racks --
9 oh, I mentioned that, to maximize their
10 efficiency.

11 The installation of solar panels should be
12 encouraged, not discouraged, as it will even out
13 summer demand peaks and reduce the carbon
14 footprint of the Village.

15 The Village has approved higher exceptions
16 from the height restrictions than requested here,
17 such as the bulkier volume of the elevator shaft
18 of the Menhaden Hotel, which was truly a roof
19 structure.

20 If you look at the views of the proposed
21 structure, and we've provided you with many
22 views, a couple are here, but you've had many
23 from every single property around it and along
24 the street, across the street, you'll see that,
25 in fact, Kapell's building is taller than our

1 proposed building. And because of the
2 vegetation, you don't even notice the building
3 from the west at all, and from the front, we've
4 got setbacks. So I think you'll find -- and,
5 also, the rear has trees, and you're going to
6 find that has very little impact. We picked the
7 worst here, so this is the worst, and I don't --
8 I think it's pretty good, actually.

9 The building is also set back from the
10 street, rather than being built right on the
11 property line, as most of the commercial
12 buildings here are. The deck is set back 9 feet,
13 the old wing 19 feet, the existing newer wing 30
14 feet, and the proposed lobby even further.
15 The design uses changes in the facade plain, and
16 a further setback of the third floor connector to
17 reduce the sense of bulk. We respectfully
18 suggest that this height variance is negligible,
19 with little or no impact.

20 The number of stories: The Zoning Code
21 limits building height in a CR District to two
22 stories or 35 feet. There is precedence for the
23 approval of three-story hotels in the Village,
24 such as the Harborfront, Gallery and Menhaden
25 Hotels. We feel this proposal should be given

1 the same consideration as the other hotels.

2 Now the difficult one, parking need.

3 CHAIRMAN SALADINO: Glynis, before you go
4 forward, what was the third example of a third
5 story with a --

6 MS. BERRY: The Gallery Hotel, that's three
7 stories, also.

8 CHAIRMAN SALADINO: The Galleria?

9 MS. BERRY: No, Gallery Hotel, the one on
10 Main Street.

11 CHAIRMAN SALADINO: Oh, I'm sorry.
12 I'm sorry. Yeah.

13 MS. BERRY: Okay. Maybe I have the name
14 wrong. Do I have --

15 MS. RIVERA PITTORINO: No, you have it
16 right.

17 MS. BERRY: Okay, okay.

18 CHAIRMAN SALADINO: I just didn't know
19 that.

20 MS. BERRY: Parking need is the more
21 complicated issue. So please bear with me,
22 because it's going to get technical with a lot of
23 references. There are some unusual rules in the
24 Greenport Zoning Code, also.

25 The existing facility has a parking demand

1 of 51 parking spaces, okay, the existing
2 facility. That includes the restaurant, as well
3 as the rooms. But only 34 to 35 are provided,
4 depending on how you look at the last couple.
5 The current demand, therefore, is 17 more than
6 what is provided, and there haven't been any
7 problems, okay?

8 MEMBER TASKER: May I ask you to explain
9 what you mean by "demand", please?

10 MS. BERRY: Okay. When we calcu -- looking
11 at the -- if you look at Article V -- hold on.
12 Oh, I'm looking at my notes.

13 MEMBER TASKER: Is this from the bulk
14 schedule in the building code?

15 MS. BERRY: Yes, yes.

16 MEMBER TASKER: Okay. Thanks. You
17 answered my question.

18 MS. BERRY: Well, it's in the parking --

19 MEMBER TASKER: Yeah.

20 MS. BERRY: -- because it tells how many
21 parking spaces you need for what. So if you
22 add -- go through that and add it all up, that's
23 what the existing need is, okay?

24 MEMBER TASKER: That's fine. I understand
25 where you are. Thank you.

1 MS. BERRY: Okay. So they couldn't provide
2 100% of what they needed now, and there was a --
3 so they are not providing 17 spaces, and it
4 hasn't been a problem. Okay.

5 The proposed facility increases the number
6 of sleeping rooms by 19, but reduces the
7 restaurant need by 15, as the restaurant is no
8 longer public, but used for guest breakfasts,
9 luncheon meetings, or cocktail hours. And I
10 think Deborah can tell you more exactly, but the
11 number of functions is very rare. So there might
12 be one or two things that incorporate both
13 guests, and sometimes people outside come as
14 well. But you can address how many times, but I
15 think it's not that frequent.

16 There is now a total need for 55 parking
17 places, as compared to the existing 51-space
18 demand. So the overall demand has only increased
19 by four spaces, but --

20 MR. CORWIN: Could you explain that to me?

21 MS. BERRY: Well, if I just look at the
22 demand and calculate the demand, the existing
23 facility needs 51 spaces, and the new proposal
24 needs 55 spaces, okay? So the difference is only
25 four, okay?

1 MR. CORWIN: (Shook head no)

2 MS. BERRY: No, don't shake your head. I'm
3 going by the regs.

4 MR. CORWIN: I'm shaking my head because I
5 don't understand this.

6 MS. BERRY: It's because of the restaurant,
7 because before we needed 15 spaces for the
8 restaurant and we don't need those 15 spaces now,
9 so that's the main difference.

10 MR. CORWIN: But somebody in the future can
11 come along and say, "Hey, I'm opening a
12 restaurant."

13 MS. BERRY: Not without coming back to you
14 and getting approval.

15 MR. CORWIN: So could we get some kind of
16 covenant to that effect?

17 MS. BERRY: I think Deborah would be open
18 to that, right?

19 MS. RIVERA PITTORINO: (Nodded yes)

20 CHAIRMAN SALADINO: Before -- we're going
21 to let Glynis finish before we start negotiating.

22 MS. BERRY: Okay. All right.

23 CHAIRMAN SALADINO: So --

24 MS. BERRY: I understand your point, and
25 it's a good point, but I think it can be solved,

1 as you said. But we have a little more
2 reduction, because we added two accessible
3 parking spots. And we widened the existing
4 spots, which are only 8.2 feet wide, to 9 feet in
5 the plan, okay?

6 So the proposed plan now includes 31
7 parking spaces. So we have fewer than was
8 counted currently. So that represents a
9 differential of 24 parking spaces, but only seven
10 more than the current differential. Is that
11 clear? I know it gets complicated, but, you
12 know, but the differential is only seven spots.

13 CHAIRMAN SALADINO: That's assuming, and,
14 again, without getting into --

15 MEMBER GORDON: We are in the weeds.

16 CHAIRMAN SALADINO: I didn't think we were
17 in the weeds yet.

18 (Laughter)

19 CHAIRMAN SALADINO: But without -- if this
20 Board decides, at the end of all this, this Board
21 decides that that one foot or 10-inch variance
22 that you're seeking for each parking space, that
23 would reduce the amount from 31 to 28 spaces.

24 MS. BERRY: I think we would lose four. If
25 we went to 10 feet, I think we'd lose another

1 four spots.

2 CHAIRMAN SALADINO: So that would bring --
3 that would bring -- without the variance, that
4 would bring it down to 27 spaces, and the need
5 would be --

6 MS. BERRY: Right. Then, yeah, then the
7 need would be 11.

8 CHAIRMAN SALADINO: And the other thing I
9 would like to ask you is, before we -- is you say
10 the restaurant is 15?

11 MS. BERRY: Fifteen.

12 CHAIRMAN SALADINO: Would get 15?

13 MS. BERRY: Yes.

14 CHAIRMAN SALADINO: So that would 75.
15 We're computing 75 seats?

16 MS. BERRY: It's a 75-seat --

17 CHAIRMAN SALADINO: For both?

18 MS. BERRY: -- restaurant.

19 CHAIRMAN SALADINO: For inside and outside?

20 MS. BERRY: Yeah. That includes the bar,
21 the outside, and the seats, it's 75 seats.

22 CHAIRMAN SALADINO: And the applicant's
23 contention is, is that that space will only be
24 for registered guests, with occasional outside
25 parties?

1 MS. BERRY: Absolutely.

2 CHAIRMAN SALADINO: Are we -- are we saying
3 that if we cater -- because I remember, I
4 remember the word -- the term we used, instead of
5 "restaurant", was "catering". So if we catered
6 an outside affair, we shouldn't be able -- we
7 shouldn't have to -- an applicant shouldn't have
8 to provide parking?

9 MS. BERRY: I wouldn't think so, because
10 it's the same stuff.

11 MS. RIVERA PITTORINO: Can I clarify? You
12 cannot book --

13 CHAIRMAN SALADINO: Just I'm sorry.

14 MS. RIVERA PITTORINO: Oh, okay.

15 CHAIRMAN SALADINO: No, no, you could
16 certainly clarify, but you're going to have to
17 give your name and address again, your name for
18 the record.

19 MS. RIVERA PITTORINO: Okay. So Deborah
20 Rivera-Pittorino, Greenporter Hotel.

21 You cannot book an event at the Greenporter
22 unless you're staying there, and you have to book
23 the entire hotel, you have to be one unit. Now,
24 the only time that we make an exception to that
25 is for any kind of local fundraiser. I do

1 Shellabration, we do Shellabration. We do
2 scholarship cooking classes for some local food
3 pantries, and then I'll open up the kitchen and
4 the restaurant to them. I'll do a fund -- I did
5 a fundraiser for a girl that works for me who was
6 going to Africa for a clean water project, and a
7 lot of local people came to that.

8 But, you know, I really think that it's a
9 disservice to the community to say that they
10 can't go to my restaurant ever if someone invites
11 them to a wedding there.

12 CHAIRMAN SALADINO: Nobody --

13 MS. RIVERA PITTORINO: Yeah.

14 CHAIRMAN SALADINO: Nobody's even
15 suggesting that. All we're --

16 MS. RIVERA PITTORINO: Okay.

17 CHAIRMAN SALADINO: All we're kind of
18 suggesting is that if someone -- and I'm not even
19 sure if we're suggesting, we're just mentioning
20 it, is that if someone other than a guest came to
21 your hotel, they should be able to park.

22 MS. RIVERA PITTORINO: Someone other than a
23 guest came to the hotel.

24 CHAIRMAN SALADINO: For an event, they
25 should be able to park their car.

1 MS. RIVERA PITTORINO: Yes.

2 CHAIRMAN SALADINO: That's all I --

3 MS. RIVERA PITTORINO: Yeah. I mean, they
4 do, you know.

5 CHAIRMAN SALADINO: Okay, that's all.

6 MS. RIVERA PITTORINO: We valet-park them,
7 so we could -- we can valet-park up to 55 cars.

8 CHAIRMAN SALADINO: Well, I'm thinking, I'm
9 thinking that's something you're going to have to
10 discuss with the Building Department as far as
11 valet parking.

12 MS. RIVERA PITTORINO: Okay.

13 CHAIRMAN SALADINO: You know, for blocking,
14 as we discussed, for blocking the --

15 MS. BERRY: Okay.

16 CHAIRMAN SALADINO: I'm sorry. I'm sorry.

17 MS. BERRY: No, that's okay. I know this
18 is hard just throwing numbers out, so if you have
19 questions, please.

20 But the number of parking spots should not
21 even be an issue, as the site was previously
22 developed. We believe we are compliant with the
23 parking requirements of Article V, 150-12(C),
24 which states, "The use, adaptation or change of
25 use of any building within the CR and WC

1 Districts in existence as of January 1st, 1991,
2 shall be entirely exempt from any off-street
3 parking requirements as provided in this or any
4 other Article." And I'm going to reference
5 another Article. "This exemption shall apply
6 thenceforth to improved parcels only and shall
7 not apply to unimproved parcels, notwithstanding
8 other provisions to the contrary."

9 The old hotel was built way before the 1991
10 date. The Village is disallowing this exemption
11 due to the fact that the property is an
12 aggregation of three parcels, as the Village has
13 an unusual rule that does not allow parcels to be
14 combined. That's Section 118-5. Only the
15 largest of the three was previously developed,
16 but all three parcels were always treated as one
17 parcel in terms of setbacks and past development,
18 including the expansion in the 1990s. They
19 weren't treated as separate parcels.

20 Even if the exemption for parking was only
21 allowed for the east building, the demand for
22 parking in the west area would be compliant, as
23 the demand is 29 spaces or less, if you really
24 look at the delineation of the boundary line, and
25 31 are provided.

1 There is a further zoning rule relative to
2 an exemption to off-street parking requirements
3 that applies to this parcel. It's 150-16-A(1),
4 which reads, "Accessory off-street parking
5 spaces, open or enclosed, shall be provided for
6 any use as specified below, for land which is
7 unimproved within the CR and WC Districts, and
8 for all other land in all other districts,
9 improved or unimproved. Land within the CR and
10 WC Districts which is improved as of January 1,
11 1991, shall be entirely exempt from off-street
12 parking requirements and from payments in lieu
13 thereof. Any land which is developed as a unit
14 under single ownership and control shall be
15 considered a single lot for the purpose of these
16 parking regulations." And that is the case here.

17 This exemption, therefore, applies to this
18 site, as the original owner of the Greenporter
19 Hotel incorporated all the lots as part of the
20 grounds for the older hotel, and subsequently
21 sold them to the current owner as a unit. They
22 sold all three for the use of a motel -- hotel.

23 We, therefore, submit that the variance is
24 not even needed, but to save time, it should be
25 approved as having little impact, as the increase

1 in demand from current conditions is only seven
2 spaces, or 11 if you add the four. And the full
3 parking demand can be met. Well, that's
4 questionable, I'll leave that one out.

5 Also, the Village has applied these
6 exemptions to other properties, some with
7 significant intensification of uses, such as the
8 Sparkling Pointe tasting room and the American
9 Beech complex. If the Review Boards are not
10 comfortable with the regulations as they stand
11 due to parking need, then the code needs to be
12 changed. In the meantime, all projects should be
13 treated equally as to the application of this
14 exemption, which clearly applies to this
15 property. So --

16 CHAIRMAN SALADINO: Just as a
17 clarification, Sparkling Pointe and American
18 Beech never came before Zoning.

19 MS. BERRY: That's because they --

20 CHAIRMAN SALADINO: So --

21 MS. BERRY: Yeah.

22 CHAIRMAN SALADINO: So there was no --
23 there was never a previous Zoning decision.

24 MS. BERRY: Because they applied the
25 exemption from the code, but for this client it

1 was not applied.

2 CHAIRMAN SALADINO: Well, we're going to
3 hear from the Village and get their point of
4 view, also.

5 MS. BERRY: Okay.

6 CHAIRMAN SALADINO: The other thing I might
7 ask you is could it be interpreted -- could it be
8 suggested that as a -- when the new building was
9 built and it was incorporated onto that lot, that
10 the entire lot would be considered a new
11 development, a new -- under the same ownership?

12 MS. BERRY: No, that's not what the code
13 says. It says a previously developed unit. And
14 it says you can have a change of use, an
15 intensification, an expansion. There is no
16 reinterpretation of a new parcel.

17 MR. CORWIN: What was the last section of
18 the code you cited? You cited 150-12(C), and
19 then you cited another.

20 MEMBER GORDON: Sixteen.

21 CHAIRMAN SALADINO: 150-16(A)(1)?

22 MS. BERRY: 150-16(A)(1).

23 MEMBER CORWIN: Say it again, three people
24 said it.

25 MS. BERRY: Sure. 150-16(A)(1).

1 And to me, that's the one that clarifies it,
2 because the other one, you know, you could
3 debate, but this one I think is clear. So okay.

4 CHAIRMAN SALADINO: Well, the other thing
5 that we have in front of us here is that at the
6 time of the new renovation -- we have a Planning
7 memo. At the time of the new renovation, you had
8 site plan approval. I imagine that was asked for
9 and granted by the Planning Board for 28 rooms,
10 four conference rooms, a new pool, and parking
11 for 32 cars.

12 MS. BERRY: Yeah.

13 CHAIRMAN SALADINO: So the ask was for 32
14 cars. I'm guessing, I'm thinking or I'm asking
15 if this code has been in existence, this portion
16 of the code, 150-16, about off-street parking,
17 has been in since 1991, and this is 2001, did we
18 make an argument?

19 MS. BERRY: I wasn't here back then, but,
20 obviously, it was approved, so.

21 CHAIRMAN SALADINO: But they also set the
22 standard for fuller parking. The Planning Board
23 at that time set a standard that --

24 MS. BERRY: Right.

25 CHAIRMAN SALADINO: -- they would be

1 required to have parking.

2 MS. RIVERA PITTORINO: Deborah Rivera
3 Pittorino, Greenporter Hotel. My -- I made the
4 huge mistake of not hiring a local architect when
5 I first built, and she didn't drill down into the
6 codes, into -- she didn't drill down as far as
7 she should have into the codes. And I think that
8 because I was new in town, this was 20 years ago,
9 she didn't want to fight with anybody, wanted the
10 path of least resistance, so she didn't -- she
11 didn't try to get that waived.

12 CHAIRMAN SALADINO: So you want to fight
13 with us?

14 (Laughter)

15 MS. RIVERA PITTORINO: Not at all, not at
16 all. I'm seeking the path of least resistance.

17 MS. BERRY: But that also increases the
18 difference of the demand and the parking
19 provision to -- what is it? To 20.

20 MS. RIVERA PITTORINO: What does that mean?

21 CHAIRMAN SALADINO: On the previous -- on
22 the previous site plan, they took -- they
23 decided -- and I'm not sure how that happened.
24 The Planning Board decide that had a 9-foot
25 parking space --

1 MS. BERRY: Was okay?

2 CHAIRMAN SALADINO: Yeah. I'm not sure how
3 that --

4 MS. BERRY: I don't --

5 CHAIRMAN SALADINO: I'm not sure how that
6 happened.

7 MS. BERRY: I don't know either, but it was
8 actually less than 9 feet. We're actually
9 increasing the width in our proposal to 9 feet.

10 CHAIRMAN SALADINO: I only say 9 feet,
11 because I reviewed the --

12 MS. BERRY: Yeah.

13 CHAIRMAN SALADINO: -- the Building
14 Department package on the site plan. On the site
15 plan it had the amount of rooms. Actually, it
16 said 31, 31 cars and 28 rooms. But I'm sorry.
17 Did I interrupt you? I'm sorry.

18 MS. BERRY: No, that's okay. So I guess
19 the only thing left is the width of the parking
20 spaces, and the existing ones are 8.2 feet wide,
21 we're proposing 9 feet wide. And, of course,
22 10 feet is the normal minimum, but it's -- it has
23 been existing as a narrower lot. And they do
24 have the valet option, so that can make parking
25 tighter. So we would ask that the 9-foot

1 variance be granted so that we don't lose four
2 more parking spaces.

3 CHAIRMAN SALADINO: Well, actually, you
4 might even lose more than that. With our
5 inspection, we saw two spaces that I believe were
6 the rental car spaces that were restricted in
7 size.

8 MS. RIVERA PITTORINO: Yes, but all --

9 CHAIRMAN SALADINO: And, also, an
10 additional space, I don't remember the number, 24
11 or 23.

12 MS. BERRY: Right, that had the two pipes.

13 CHAIRMAN SALADINO: That had the two pipes.

14 MS. BERRY: Yeah.

15 CHAIRMAN SALADINO: So those are three
16 spaces that are restricted.

17 MS. BERRY: Okay. So if we --

18 MR. CORWIN: I believe one had a
19 compressor, too.

20 CHAIRMAN SALADINO: I'm sorry, David?

21 MEMBER CORWIN: One had a compressor, too.

22 CHAIRMAN SALADINO: The air conditioner.

23 MS. BERRY: Yeah, that's for the --

24 CHAIRMAN SALADINO: Yeah.

25 MS. BERRY: You're right.

1 CHAIRMAN SALADINO: So that would be three.

2 MS. BERRY: Looking at the plan and the
3 location, I think only -- we can adjust it so
4 only two are impacted. And maybe a suggestion
5 for those two is that they be designated for
6 compact cars with -- you know, for a dimensional
7 change. And if we can incorporate those two or
8 three, just to make sure, as part of the size
9 variance and include those.

10 The -- where the pipes are, it's really
11 minor, because the lanes are actually wider than
12 required. Twenty feet is required by code, and
13 it's 21.2, and the pipes are about three feet off
14 the wall. And most cars aren't longer than 18,
15 you know, so I think that's pretty minor.

16 CHAIRMAN SALADINO: You understand, we just
17 have to go by what --

18 MS. BERRY: I understand what you're
19 saying.

20 CHAIRMAN SALADINO: Okay.

21 MS. BERRY: And I missed asking for that,
22 but I hope you can consider it in the variance
23 for the dimensions of the parking spaces, that
24 those three be for compact cars.

25 CHAIRMAN SALADINO: I think, I think we're

1 going to bring it to the attention of the
2 Building Department, and they're either going to
3 decide that that's an additional variance that
4 you need or --

5 MS. BERRY: Is there some way to do it in
6 an efficient manner so that we don't have to go
7 through months again? We started this in
8 February.

9 CHAIRMAN SALADINO: I can't -- I'm not
10 positive we're going to close this public hearing
11 tonight. I mean, it's well attended. We would
12 like to give everybody an opportunity --

13 MS. BERRY: Right.

14 CHAIRMAN SALADINO: -- to voice their
15 opinion. It's an important project, we think.
16 We don't think that -- and this Board has more
17 than a few minutes worth of deliberation, I
18 think, to decide, and we have to --

19 MS. BERRY: No, no. But I'm just saying, I
20 mean, like at the next meeting, can those be
21 added to the consideration or -- I'm just worried
22 about starting the whole process over for those
23 couple of --

24 CHAIRMAN SALADINO: Well, I don't believe
25 you have to start the whole process.

1 MR. CONNOLLY: (Shook head no.)

2 CHAIRMAN SALADINO: I don't believe you
3 have to start the whole process over.

4 MS. BERRY: Okay. All right.

5 CHAIRMAN SALADINO: You know, but there are
6 a few things that we see that you missed.

7 MS. BERRY: All right.

8 CHAIRMAN SALADINO: And perhaps the
9 Building Department missed --

10 MS. BERRY: Yeah.

11 CHAIRMAN SALADINO: -- that we see that
12 we'd rather not just pay forward --

13 MS. BERRY: Okay.

14 CHAIRMAN SALADINO: -- and like the last
15 application, maybe make a mistake.

16 MS. BERRY: Okay.

17 CHAIRMAN SALADINO: And this way, if we dot
18 the I's and cross the T's --

19 MS. BERRY: Totally valid. And whatever
20 the options, we're willing to work with you to
21 get those solutions.

22 CHAIRMAN SALADINO: Okay. And the other --
23 the other thing that I think I brought to your
24 attention was about the loading zone.

25 MS. BERRY: Right.

1 CHAIRMAN SALADINO: And --

2 MS. BERRY: It didn't occur to me that that
3 was an issue, because it was preexisting, but if
4 you're looking at it from scratch, I guess it is.

5 CHAIRMAN SALADINO: Well, I don't -- I just
6 don't see -- that portion where you have the
7 loading zone wasn't -- there was no building
8 there. So it's on -- it's on the last site plan,
9 and it's on the new site plan, but we have a
10 portion in our code that -- actually, I can quote
11 it for you. It's 150-13(F), that you can't have
12 a loading zone in the front yard.

13 MS. BERRY: Right.

14 CHAIRMAN SALADINO: So we're going to bring
15 that to the attention of the Building Department,
16 and I'm sure they're going to have a discussion
17 with the applicant.

18 MS. BERRY: Okay. And for the loading --
19 you know, like for the trash, the truck backs up
20 in the back and deals there, so the actual trash
21 pickup is done at the back.

22 MS. RIVERA PITTORINO: On 4th Avenue.

23 MS. BERRY: On 4th Avenue, the truck backs
24 up there.

25 CHAIRMAN SALADINO: Okay.

1 MS. BERRY: And so it's only pretty minor
2 deliveries. So whether we accept that it was
3 already accepted there, or whether we have to get
4 a new variance for that I guess is the issue.

5 CHAIRMAN SALADINO: Well, we don't have --
6 we don't have, at least I don't have, any zoning
7 minutes from 2001. If it was accepted or if
8 there was a variance, perhaps Ms. Pittorino
9 could -- did you go to zone -- you know, for
10 these variances? We might be spinning our wheels
11 here if you have a zoning variance for 9-foot
12 parking spaces or a loading zone in the front
13 yard. But if you --

14 MS. RIVERA PITTORINO: I don't --

15 CHAIRMAN SALADINO: If you don't, my
16 contention is, is that the Planning Board can't
17 issue variances. So if they approved the site
18 plan with these items on it --

19 MS. RIVERA PITTORINO: Well, clearly, they
20 did, I got a building permit.

21 MS. BERRY: Yeah. He's saying that if you
22 didn't get a variance for the loading area --

23 CHAIRMAN SALADINO: You're going to need
24 one.

25 MS. BERRY: -- they might have approved it

1 without going through the variance procedure. So
2 do you know if you went through --

3 CHAIRMAN SALADINO: What I'm saying is
4 everybody makes mistakes.

5 MS. BERRY: Yeah.

6 CHAIRMAN SALADINO: We make mistakes.

7 MS. RIVERA PITTORINO: Sure, sure, yeah.

8 CHAIRMAN SALADINO: Everybody makes
9 mistakes sometimes and some stuff slips through
10 the cracks.

11 MS. RIVERA PITTORINO: I don't remember, it
12 was 20 years ago, but I can check, I can go
13 through my paperwork.

14 MS. BERRY: Okay.

15 CHAIRMAN SALADINO: I'm sure there's -- you
16 could FOIL for those minutes.

17 MR. PALLAS: Of course.

18 CHAIRMAN SALADINO: Or if somebody
19 remembers.

20 And the other thing, I just have one more
21 question for Glynis.

22 MS. BERRY: Sure.

23 CHAIRMAN SALADINO: You have an elevator in
24 the building?

25 MS. RIVERA PITTORINO: Yes.

1 just had a situation with a --

2 MS. BERRY: I know, but they were running
3 the elevator to the roof, she's not doing that.

4 CHAIRMAN SALADINO: Oh, the only reason I
5 say that is --

6 MS. BERRY: Yeah.

7 CHAIRMAN SALADINO: -- because I see in
8 the -- there's going to be a roof garden and --

9 MS. BERRY: Yeah, but that's for her use.
10 She grows herbs that she cooks with. She doesn't
11 intend to have the public go up there. It's
12 going to be the solar panels and her garden. You
13 know, maybe there might be a class.

14 CHAIRMAN SALADINO: But whoever has to
15 go -- whoever has to go to the roof --

16 MS. BERRY: Right.

17 CHAIRMAN SALADINO: -- to service the solar
18 panels and the roof garden --

19 MS. BERRY: There are stairs.

20 CHAIRMAN SALADINO: -- and paint the rails.
21 There's stairs?

22 MS. RIVERA PITTORINO: Yes.

23 MS. BERRY: There are stairs.

24 CHAIRMAN SALADINO: Okay. Okay. And --
25 oh, I'm sorry. I see one more thing. And the

1 exhaust equipment for the kitchen, is that going
2 to vent through the roof?

3 MS. BERRY: That's a good question. I
4 haven't looked at that. We haven't designed that
5 detail, but most likely, yes.

6 CHAIRMAN SALADINO: Is that going to
7 increase the height?

8 MS. BERRY: It will probably -- I'd have
9 to -- what's the height that the vent has to be?

10 MR. ARIIZUMI: It's just this high
11 (demonstrating).

12 CHAIRMAN SALADINO: That's something you
13 work out with the -- the Building Department is
14 aware of it now, so I'm sure you can have the
15 conversation with them about --

16 MS. BERRY: Are vents considered roof
17 structure?

18 MR. CORWIN: We're going to take a look at
19 American Beech, and where they tried to put their
20 vent --

21 MS. BERRY: That was a problem? Okay.

22 MEMBER CORWIN: -- and they ended up moving
23 it, so --

24 MS. BERRY: Okay.

25 CHAIRMAN SALADINO: The question to the

1 architect is are the ventilation --

2 MS. BERRY: All right. Frankly, we haven't
3 looked at that issue, so we'll have to look at
4 that issue.

5 CHAIRMAN SALADINO: So you'll have the
6 conversation with Mr. Pallas --

7 MS. BERRY: Sure.

8 CHAIRMAN SALADINO: -- about the roof vent,
9 the exhaust for the kitchen and stuff?

10 MS. BERRY: Sure.

11 MR. PALLAS: Yes.

12 CHAIRMAN SALADINO: Okay. So that's
13 something else we might be looking at.

14 MS. BERRY: Okay. Was I as clear as mud?

15 (Laughter)

16 CHAIRMAN SALADINO: Glynis, we only look
17 dumb. We kind of understand what you're saying.

18 (Laughter)

19 MEMBER REARDON: The stairway that's going
20 to gain access to the roof, where is that going
21 to be located?

22 MS. BERRY: It's an outside stair.

23 MEMBER REARDON: In the -- which, where?

24 MS. BERRY: In the courtyard.

25 MEMBER REARDON: I'm sorry.

1 MS. BERRY: In the courtyard. They'll have
2 a gate, so the public won't go up.

3 MEMBER REARDON: Okay.

4 CHAIRMAN SALADINO: From the courtyard to
5 the third floor, to the --

6 MS. BERRY: From the third floor up to the
7 roof, there's an -- there's going to be an
8 outside stair.

9 CHAIRMAN SALADINO: Okay. So does any
10 member have any questions for Glynis?

11 MR. CORWIN: I have a few.

12 CHAIRMAN SALADINO: David, can you just
13 pull your microphone in a little bit for the --
14 in, in, in, for the deaf guys down there.

15 MR. CORWIN: I mentioned the restaurant,
16 and what's to stop somebody to come along and
17 say, "Hey, let me open this restaurant"? So then
18 the question becomes are you going to give the
19 Village a covenant that the restaurant's going to
20 have the limited use, as you define it?

21 MS. RIVERA PITTORINO: Is that a question
22 for me?

23 MS. BERRY: Yeah.

24 MS. RIVERA PITTORINO: Yeah, if that's what
25 the Village wants, of course. I mean, I -- just

1 so you know, for the last five years, the
2 restaurant's only been -- again, Deborah Rivera
3 Pittorino, Greenporter Hotel. The restaurant's
4 only be used for breakfast for guests of the
5 hotel and private events. That's what we've been
6 doing for the last five years. This is not a new
7 thing. It's not like I closed the restaurant
8 yesterday and we're doing something new. This
9 has been the fact for the last five years.

10 MR. CORWIN: We're not looking for the next
11 owner, or if somebody comes along and talks you
12 out of doing things the way you're doing them
13 now.

14 MS. RIVERA PITTORINO: If that's what the
15 Village wants, I'll --

16 MEMBER CORWIN: So your answer is yes?

17 MS. RIVERA PITTORINO: Yeah, if that's what
18 the Village wants.

19 MR. CORWIN: Let me ask the Attorney, is
20 that possible?

21 CHAIRMAN SALADINO: Rob, is it -- David's
22 question for you is, is it possible to -- for the
23 Zoning Board to impose a covenant and have the
24 applicant agree that if she reopens the
25 restaurant -- am I getting that right?

1 MR. CORWIN: Yes.

2 CHAIRMAN SALADINO: If she reopens the
3 restaurant, she would have to come back in front
4 of Zoning?

5 MR. CONNOLLY: Yes.

6 CHAIRMAN SALADINO: For parking?

7 MR. CONNOLLY: Yes.

8 MR. CORWIN: Okay. In the application, it
9 says lots can't be combined.

10 MS. BERRY: Right.

11 MR. CORWIN: And as far as I know, that was
12 correct in they can be combined. So I don't know
13 if you want to combine the lots or not, but as
14 far as I know, they can be combined.

15 MS. BERRY: Oh, when was that done? Was
16 that recent?

17 CHAIRMAN SALADINO: The Village Board
18 passed a Local Law, perhaps six, eight months
19 ago, maybe a year ago, that lots can be merged
20 now.

21 MS. BERRY: Oh, okay.

22 CHAIRMAN SALADINO: But they also -- but
23 they also stipulated that you can only merge a
24 substandard lot with a conforming lot. So in the
25 CR, they're kind of -- I don't think are

1 substandard lots, dimension-wise.

2 MS. BERRY: Right.

3 CHAIRMAN SALADINO: Is that right?

4 MR. PALLAS: I can't answer that
5 definitively, but I know that the requirements
6 for lot size in the CR is extremely small width
7 and dimensions, so it would be unlikely.

8 MS. BERRY: So they still may not be
9 able to?

10 CHAIRMAN SALADINO: Well, they -- maybe.

11 MS. BERRY: Okay. What --

12 CHAIRMAN SALADINO: The intention was to
13 merge substandard lots --

14 MS. BERRY: Okay.

15 CHAIRMAN SALADINO: -- in the Residential
16 District.

17 MS. BERRY: Is the section the same of the
18 new rule, or is it different?

19 CHAIRMAN SALADINO: I think it's 118,
20 David?

21 MR. CORWIN: I don't know.

22 MR. PALLAS: Yes.

23 CHAIRMAN SALADINO: 118?

24 ADMINISTRATOR PALLAS: Yes.

25 MS. RIVERA PITTORINO: Could I ask a

1 question?

2 CHAIRMAN SALADINO: Sure.

3 MS. RIVERA PITTORINO: Deborah Rivera
4 Pittorino, Greenporter Hotel. Basically, we
5 want -- I want your guidance. I want you to tell
6 me what I can do to get what other people have
7 gotten, that's what I want to know. That's what
8 I want to know. So there's three other hotels
9 with third floors who don't have enough parking.
10 I want to know what they got, that I can give
11 you, so that I can have what they have.

12 CHAIRMAN SALADINO: Do you mean like a
13 brown envelope or something like that?

14 (Laughter)

15 MS. RIVERA PITTORINO: Well, I don't know.
16 You know, you tell me.

17 CHAIRMAN SALADINO: What you can do to get
18 a variance, a zoning variance for your third
19 floor, or perhaps a parking variance, is exactly
20 what you're doing. You come, you tell the Board
21 your need, and you express it the best way you
22 can. And this Board will take all that into
23 consideration, and come up with a decision that's
24 to the benefit of the health welfare and benefit
25 of the Village. You know, it's -- we weigh -- is

1 the benefit to you outweighed by the detriment to
2 the Village, that's what we -- that's what we do.

3 MS. BERRY: I forgot to give my little
4 pitch, that I think --

5 CHAIRMAN SALADINO: It's your public
6 hearing, sure.

7 MS. BERRY: That I think the Greenporter is
8 ideally located to have the least impact on the
9 Village, because everybody coming, if they're --
10 most people are coming from the west, so they're
11 going to the hotel first and then they're walking
12 in the Village. So, yes, there are other trips
13 elsewhere, and, you know, but I think it cuts
14 down on the trips. And I think it's the ideal
15 location to have a hotel, quite frankly, right on
16 the edge, before everybody enters.

17 CHAIRMAN SALADINO: Okay.

18 MR. ARIIZUMI: Hideaki, Hideaki Ariizumi,
19 Architect, partner with Glynis.

20 I just wanted to add one aspect, nothing
21 related -- nothing related to the numbers, in
22 fact. Just a commonsense-wise hotel. It's not
23 the structure to add road over people. Something
24 is inviting to the Greenport is nature, is
25 goodness of Greenport, and that invite people, or

1 adding more people, coming, coming, coming. So
2 the hotel, what the hotel is doing, it's just
3 receiving these people. So there is no car/road
4 addition because of the addition of a hotel.
5 It's a -- I think it's a consideration as in
6 commonsense, but behind that how to get -- deal
7 with the -- approve this or not. That's all I
8 wanted to say.

9 MR. CORWIN: Could somebody explain to me
10 how the valet parking works?

11 MS. RIVERA PITTORINO: Deborah Rivera
12 Pittorino.

13 CHAIRMAN SALADINO: Maybe, maybe up there.

14 MS. RIVERA PITTORINO: So the way valet
15 parking works is someone pulls up to the front
16 desk with their car, they hand their keys to the
17 person at the front desk, who dispatches for
18 valet. They say, "I'd like my car parked." They
19 don't want to park their car, so we park their
20 car for them. And we know the parking lot very
21 well, so we're able to -- so it's one person
22 parking cars, so that they know how to park the
23 cars so that we can fit the cars in there, but
24 still let other cars drive through, or anyone who
25 needs to access the parking lot. So we park the

1 cars ourselves. We have a person at the front
2 desk that parks the car themselves.

3 And I did want to address the two Hertz
4 spots. I don't if you'll remember from my
5 introduction, but we terminated their contract
6 and they're done as of October 31st.

7 MEMBER GORDON: I have a question. I have
8 noticed that there are many more people who come
9 by on the weekends by train, and they come off
10 their -- the train with their bags and drag them
11 along and disperse throughout the Village. And
12 I'm wondering whether you have seen -- you talked
13 about having a lot of people who come with cars,
14 and also about having the corporate retreats,
15 which I don't know how many cars that generates.
16 But I'm also wondering if you have seen a
17 difference in the numbers, the percentage of
18 people who actually come with cars. Are there
19 significant numbers of people who come to stay in
20 the hotel who don't bring cars at all?

21 MS. RIVERA PITTORINO: Yes. I did provide
22 the data on that earlier, but -- so anywhere
23 between 40 to almost 70% of our guests come from
24 Manhattan. And in the zip codes that we attract
25 guests from --

1 MEMBER GORDON: Right.

2 MS. RIVERA PITTORINO: -- between 14 and
3 40% of those people even own a car. And we've
4 seen a huge drop in the amount of vehicles that
5 people come in, and a bigger increase in people
6 renting bicycles and using public transportation.

7 I think if you talk to any of the taxi
8 companies, you would know that their business is
9 way up, because people don't want to -- people --
10 a lot of -- a lot of millennials don't even have
11 driver's licenses, so a lot of people come to the
12 hotel without cars.

13 As far as the corporate, like when
14 Discovery Channel came, we sent two vans from
15 Hometown Taxi into the City to pick them up and
16 bring them here, and then Hometown Taxi took them
17 to the vineyards and wherever they were going.
18 In other cases, we've gotten the Hampton Jitney.
19 Usually, corporations come in one, one or maybe
20 two vehicles from the City.

21 And, again, a lot of these are younger
22 people that don't -- they don't have cars. And
23 sometimes people do have cars, but we just --
24 there's just -- we have always plenty of parking.
25 I wish I would -- I wanted to take a photo, a

1 photograph of the parking lot over Labor Day
2 weekend. We were at full occupancy and there
3 were probably 12 vacant parking spaces. And we
4 had a bunch of Hertz cars, that I was really mad
5 at Hertz because they left probably like five or
6 six cars in the parking lot that weekend that
7 they didn't pick up, because somebody called in
8 sick or something. So even with the Hertz cars,
9 we still had several vacancies in the parking
10 lot. So parking just has not been a problem for
11 us, and I don't -- I don't foresee it to be a
12 problem.

13 MR. CORWIN: I'd like to address something
14 Ms. Berry said. Section of the Zoning Code
15 150-12, Schedule of Regulations, C, and I think
16 this has been abused, and abused, and abused.
17 And it says, "The use, adoption (sic) or change
18 of use of any building within the CR
19 entirely exempt from any off-street parking
20 requirements." I'm leaving a lot out there. My
21 understanding of that was the idea was, when it
22 was proposed, there were a lot of empty stores.
23 And Mr. Kapell said, "Hey, rather than making
24 these people go through the Planning Board and
25 the Zoning Board and get a change of use, and go

1 through the parking thing, we'll let them change
2 use." It was change of use from say something
3 was a butcher shop at one time, now it's going to
4 be a gift shop, or it's going to be a coffee shop
5 or a restaurant. "We'll let them make their
6 change of use without going through the parking
7 thing."

8 I don't think it was ever the intention
9 that somebody got to build a brand new building,
10 or expand a building, and not have any parking
11 considerations. And that certainly applies here
12 to the east side, where you got 11 or 12 new
13 structures on top of an existing structure that
14 this would apply to. And it's certainly been
15 abused, as far as I'm concerned, by the Planning
16 Board, when I go and look at Port Restaurant, and
17 when I go and look at that Sparkling Pointe.

18 MS. BERRY: Uh-huh.

19 MR. CORWIN: I wrote a letter to the ZBA.
20 I said this isn't right for a half a dozen
21 reasons. I don't know what they did, but they
22 approved. How do you approve something like that
23 Sparkling Pointe, when all of a sudden they said,
24 "Hey, we're putting tables and chairs out on the
25 lawn. We're going to pave the" -- that was never

1 the intention, as I understand it.

2 I don't know about the second one,
3 150-16(A)(1). I reviewed 150-12(C) this
4 afternoon. I did not review the second one.

5 MS. BERRY: Okay. I agree with you, that
6 Greenport is in a different place from when those
7 rules were put in place. But if you want to
8 change the code, then you should change the code.
9 What you're saying is because you think it was
10 wrong, or you think it shouldn't apply isn't an
11 excuse to have this client be denied when you've
12 given it to everybody else.

13 CHAIRMAN SALADINO: I don't think David's
14 saying that, I don't think he's saying that at
15 all. I think he's voicing an opinion that
16 perhaps other people in the room, about how the
17 Zoning Board or if the Zoning Board should maybe
18 make a comment to the Village Board. And we say
19 it all -- Glynis you're here all the time.

20 MS. BERRY: Yeah, I know.

21 CHAIRMAN SALADINO: We say it all the time,
22 you don't like the code, you don't come to this
23 meeting, you go to the meeting on Thursday night.

24 MS. BERRY: Right.

25 CHAIRMAN SALADINO: They're the guys that

1 change the code.

2 MS. BERRY: And I agree with you. And,
3 quite frankly, I think the whole code needs to be
4 gone over with a fine-tooth comb, but that's not
5 where we are today.

6 MR. CORWIN: But I still contend, that was
7 not the original idea of that section of the
8 code, that somebody could expand their building
9 the way I've seen things expanded in Greenport.

10 MS. BERRY: Well, that's the way it's been
11 interpreted for all these properties going back
12 since this was introduced.

13 MR. CORWIN: Well, it's been interpreted --

14 MS. BERRY: And it does say adaptations, so.

15 MR. CORWIN: It's been interpreted for two
16 properties, as far as I can see, Port Restaurant
17 and Sparkling Pointe. And now you're --

18 MS. BERRY: It's been for more than that,
19 actually.

20 MS. RIVERA PITTORINO: There's three other
21 hotels downtown with third floors that don't --
22 who have less parking than I do, so, clearly,
23 more than that.

24 CHAIRMAN SALADINO: There was one -- there
25 was one interpretation by the Zoning Board on

1 that issue and it was for a house on Carpenter
2 Street. And the Zoning Board at that time, I'm
3 going to guess 2012, 2011, perhaps, 2013, I think
4 I know the address, 204 Carpenter Street, the
5 Zoning Board came back with an interpretation
6 that that portion of the code -- but, but that's
7 not what we're --

8 MS. RIVERA PITTORINO: Correct.

9 CHAIRMAN SALADINO: Everybody at this
10 Zoning Board gets a fair shake. Everybody at
11 this Zoning Board gets a fair shake. We're not
12 going to -- we're not going to -- help me out
13 here, Dinni. We're not going to --

14 MEMBER GORDON: I don't know, I'm not --

15 (Laughter)

16 CHAIRMAN SALADINO: We're not going to --
17 we're not going to selectively apply the code to
18 different applicants. Everybody gets the same
19 treatment on this Zoning Board. I can't --

20 MS. BERRY: Except, except we're here as a
21 variance, and the others weren't even told to
22 come as a variance for that, so.

23 CHAIRMAN SALADINO: If you were to poll the
24 Zoning Board, I'm sure they would have said
25 something different, you know.

1 MS. BERRY: Okay.

2 MR. CORWIN: And, in the meantime, the
3 whole Planning Board has changed. It's changed
4 over every year, every six months for the last
5 four or five years. It looks like it's kind of
6 stable now, so we'll see.

7 MS. BERRY: Okay.

8 CHAIRMAN SALADINO: Do you have more
9 questions, David, before they sit down?

10 MEMBER CORWIN: Yes, I do.

11 CHAIRMAN SALADINO: Oh, good. No, I don't
12 want them sitting down and then got to get up
13 again.

14 (Laughter)

15 MR. CORWIN: In the Environmental
16 Assessment Form, you said -- well, you really
17 didn't say --

18 (Cell Phone Sounded)

19 MS. BERRY: Sorry, that's my phone. I
20 forgot. Sorry.

21 MR. CORWIN: In the Environmental
22 Assessment Form, you said something that I took
23 to be the existing heating is by fuel oil, and
24 the new heating, for at least the third floor, is
25 going to be electric heat. Did I see that

1 correctly?

2 MS. RIVERA PITTORINO: Can I clarify that,
3 because I'm very familiar with our heating
4 systems? In the old building, the -- in the
5 original building it was oil heating. In the new
6 structure that we built in 2002, or whatever that
7 was, that's all electric, there's no fuel heating
8 in that new structure. So what we're going to do
9 is when we do the third floor, it will be all
10 electric, because we have the solar panels, and
11 we will no longer use the oil, the fuel oil
12 heating in the original wing. We wanted to
13 convert the whole thing to electric so we can
14 take advantage of the solar panels, and also
15 reduce our carbon footprint.

16 MR. CORWIN: Where are the compressors
17 going to go for the electric, air conditioning
18 for -- and heat for the third floor?

19 MS. RIVERA PITTORINO: Yes, they're going
20 to -- well, there's not -- in the new wing, which
21 is all electric, there aren't compressors. We
22 have PTAC units that slide, that slide in each,
23 in each unit, so they're going to be individual
24 units. It's not central air conditioning.

25 MR. CORWIN: So it's like a window air

1 conditioner.

2 MS. RIVERA PITTORINO: It's like that, but
3 it goes into the structure, yes. And if anyone
4 wants to see them, I would -- that's what we have
5 in the new -- in all the new building, that's
6 what we have.

7 MR. CORWIN: The plan, the site plan shows
8 drainage in the parking lot, but it seems to be
9 to store water from runoff through the roofs,
10 that's where it shows it coming from. So my
11 questions before was is the gravel permeable?
12 And if not, is the existing drainage structure
13 large enough to pick up all the rainwater runoff
14 on the paved area?

15 MS. RIVERA PITTORINO: I'll answer part of
16 the question and defer to the Architects. The --
17 any rain that comes off the roof goes into the
18 gutters, and then those gutters runoff -- we have
19 a sewer, sewer drainage system. It's actual like
20 sewer drains. I've never seen any collection
21 of -- unusual collection of water in front of the
22 building. But I don't, I don't really -- you
23 asked me this before about permeable. I don't
24 really know what you mean by that. We have a
25 gravel parking lot so that the rain can run, run

1 into the -- into the drain, drainage rings.

2 MR. CORWIN: Well, the general idea of
3 gravel is the rainwater can just filter through,
4 rather than having to collect it and put in the
5 catch basins.

6 MS. RIVERA PITTORINO: Okay.

7 MR. CORWIN: So I'm curious as to how
8 you're going to do it. And that brings to mind
9 the question of where was the original sewer
10 hookup for the original hotel, the east wing?
11 Because what is happening now is the Village is
12 having to -- there's a lot of structures that are
13 running rainwater into the sewer system. So --

14 MS. RIVERA PITTORINO: We have -- we do
15 have a sewer system that's in the back. You
16 were -- I think you walked back there today, but
17 we do have the sewer in the back for the new
18 building.

19 MR. CORWIN: I saw that for the west
20 building, but I'm curious, because when the east
21 building was built --

22 MS. RIVERA PITTORINO: Uh-huh.

23 MEMBER CORWIN: -- they probably just
24 hooked up to the sewer system with the rainwater.

25 MS. RIVERA PITTORINO: Yeah.

1 MR. CORWIN: And that's -- that's what I'm
2 after. Did they do that? And if they did,
3 you've got to correct that.

4 MS. RIVERA PITTORINO: Yes. I'm 99% sure
5 it's there. And, also, we're going up one floor,
6 so it's not like the roof is going to be bigger.
7 It's the same roof, we're just -- the same size
8 roof.

9 CHAIRMAN SALADINO: David. David, could I
10 just interrupt you one second? We have a member
11 that has to -- that has -- has to go home.

12 MS. RIVERA PITTORINO: Okay.

13 CHAIRMAN SALADINO: So Mr. Reardon's going
14 to excuse himself.

15 MEMBER REARDON: Yep.

16 CHAIRMAN SALADINO: And we're going to let
17 him go, and then David will continue. And Jack
18 can read the minutes or watch the remainder of
19 this portion of this public hearing on television
20 so he'll be up to speed, right? Okay. So if you
21 got to go, please.

22 MEMBER REARDON: All right, thanks. Thank
23 you very much.

24 MS. RIVERA PITTORINO: Thank you.

25 CHAIRMAN SALADINO: I'm sorry, David.

1 MR. CORWIN: What is a Holding Trust?

2 MS. RIVERA PITTORINO: A Holding Trust is
3 a -- it's my estate. I don't have children, so
4 some day when I'm gone, the trust will indicate
5 who inherits what.

6 MR. CORWIN: So that's different from a
7 Limited Liability Company and a corporation?

8 MS. RIVERA PITTORINO: Yes, because a trust
9 provides for when I'm gone.

10 MR. ARIIZUMI: Hi. Hideaki Ariizumi. Just
11 as the drainage situation, whatever we planned,
12 and as well as not planned yet. What we did is
13 to the additional part of the roof, just take
14 that part area and take to new dry well, that is
15 what I calculated. And rely on whatever the
16 existing system, which is supposed to be working,
17 approved by any situation.

18 And as I -- as far as I know, there are
19 some dry wells in the parking lot underneath the
20 gravel. And, also, as far as I know, gravel is,
21 yes, sometimes it's permeable. But in many
22 cases, they are not considered as not permeable,
23 because it be compacted, and after compacted, it
24 doesn't just -- it doesn't drain.

25 So I really don't have existing system size

1 and such and such how they calculated. I don't
2 have any kind of things. Therefore, I just
3 needed to rely on the existing condition is as
4 approved and working. So that's all I can say
5 right now.

6 CHAIRMAN SALADINO: So your contention is
7 the new, the new -- assuming the variance is
8 approved and you get a third floor, the
9 stormwater that's collected from that --

10 MR. ARIIZUMI: New part, yes, additional
11 part.

12 CHAIRMAN SALADINO: The stormwater that's
13 collected from that new third floor roof would go
14 to a new dry well?

15 MR. ARIIZUMI: Additional part. I'm saying
16 not whole thing, but, you know, like additionally
17 is on the top of existing. Therefore --

18 CHAIRMAN SALADINO: What I'm saying, the
19 proposed new portion of the hotel --

20 MR. ARIIZUMI: Yes.

21 CHAIRMAN SALADINO: -- the proposed new
22 third floor of the hotel --

23 MR. ARIIZUME: Yeah, new.

24 CHAIRMAN SALADINO: -- any stormwater
25 that's collected from that you said would go to a

1 new dry well?

2 MR. ARIIZUMI: To a new dry well, yes.

3 CHAIRMAN SALADINO: And the storm --

4 MS. RIVERA PITTORINO: We have an existing
5 well, I don't know if everyone knows that. We
6 have a well right now that collects water and is
7 connected to our swimming pool.

8 MR. ARIIZUMI: I already said that. I
9 already said that.

10 MS. RIVERA PITTORINO: You did, you said
11 that? Okay.

12 CHAIRMAN SALADINO: And the storm drains
13 that are in place now, they go to a dry well?

14 MS. BERRY: (Nodded yes)

15 CHAIRMAN SALADINO: We saw two storm drains
16 at the 4th Avenue entrance, and we saw one or
17 two storm drains at --

18 MR. ARIIZUMI: Shouldn't?

19 CHAIRMAN SALADINO: No, we didn't see that?

20 MR. ARIIZUMI: No. The existing -- as I
21 said, I did not have any kind of a real
22 drawing --

23 CHAIRMAN SALADINO: I think what David's
24 looking for is assurance --

25 MR. ARIIZUMI: Right.

1 CHAIRMAN SALADINO: -- that they're not
2 going into the septic system that goes to the
3 sewers.

4 MR. ARIIZUMI: No, no, I don't think so.

5 MS. BERRY: Yeah.

6 MR. ARIIZUMI: Septic is completely
7 different, yes.

8 MEMBER CORWIN: Well, that's true for the
9 west, but we don't know about the east. And we
10 don't know about the paving, because we don't
11 know how big the drainage structure is there.
12 Possibly, it needs a little more investigation.

13 MS. BERRY: Okay.

14 MR. CORWIN: Because you're not supposed to
15 discharge in a commercial property onto the
16 street, so --

17 MS. BERRY: Right, yeah.

18 MS. RIVERA PITTORINO: We don't want that.
19 I want to use all the water for our business. So
20 we're a sustainable business and we exercise
21 green methods and we want the water for us. So
22 I'll do anything in my power to make sure that we
23 collect the rainwater for our own use, as we do
24 now.

25 MS. BERRY: And I just wanted to talk about

1 the permeability of the gravel. We're expanding
2 it slightly, and we're planning on designing that
3 to be truly permeable, which can be done one of
4 two ways by certain grading of sizes, or by
5 putting a plastic piece to stop compaction. But
6 we can't guarantee the level of permeability of
7 the existing, because compaction does occur, but
8 it's still more than asphalt. So it's usually
9 like .8. So it won't be perfect, but it's better
10 than asphalt.

11 MR. CORWIN: Well, just looking at what you
12 have there now, it has compacted.

13 MS. BERRY: Right.

14 MR. CORWIN: And it's not permeable --

15 MS. BERRY: Right.

16 MR. CORWIN: -- I would say.

17 MS. BERRY: Right. And there are lots of
18 drains in the parking lot existing which capture
19 that.

20 MR. CORWIN: Maybe. Ms. Berry, you
21 mentioned pipe rails on the third floor.

22 MS. BERRY: Yes.

23 MR. CORWIN: On the roof.

24 MS. BERRY: Yes.

25 MR. CORWIN: And you said they wouldn't be

1 very visible. But I'm under the impression they
2 have to have four-inch spacing; am I correct on
3 that?

4 MS. BERRY: Not -- only when you have a
5 drop, and we're actually putting them in.

6 MS. RIVERA PITTORINO: They're set back.

7 MS. BERRY: They're set back. They're just
8 around the garden, so there's no drop. Somebody
9 can't fall off it.

10 MR. CORWIN: I see. Okay. Thank you. Are
11 you going to have a fire pit?

12 MS. BERRY: No.

13 CHAIRMAN SALADINO: How about a trellis?

14 (Laughter)

15 MR. CORWIN: I mentioned the oil tanks over
16 there, and I'm guessing you didn't put a new oil
17 tank in on the east section.

18 MS. RIVERA PITTORINO: Yes, we did. There
19 is a new oil tank, and I have all the
20 documentation for that.

21 MR. CORWIN: And you must have put a new
22 one in on the west section, right?

23 MS. RIVERA PITTORINO: Yes. We put an
24 additional one, because there wasn't one there.

25 MR. CORWIN: It looks to me like they are

1 not up to Suffolk County specifications for a
2 commercial operation.

3 MS. RIVERA PITTORINO: Well, Suffolk County
4 did give us the approval and they gave us --
5 we -- they gave us a hotel license, and they had
6 to inspect it for -- they inspected all the
7 plans, and they gave us the approval, so Suffolk
8 County gave us the approval.

9 MR. CORWIN: But that doesn't mean they
10 looked at the tanks, because there's a separate
11 division that does tanks. So I'm saying if
12 they're not registered with the County. And if
13 they are, you probably have paperwork for that.
14 It would be great to see that paperwork.

15 CHAIRMAN SALADINO: Would you be -- David,
16 would you be okay if Ms. Pittorino provided that
17 paperwork to the Building Department? They
18 assured us that --

19 MR. CORWIN: That's what I'm saying.

20 CHAIRMAN SALADINO: Okay.

21 MS. RIVERA PITTORINO: Okay.

22 MR. CORWIN: The paperwork that it's
23 registered with the County, not the paperwork
24 that the County has approved a hotel, because I'm
25 saying those are two different departments or

1 operations.

2 MS. RIVERA PITTORINO: Okay.

3 MR. CORWIN: When we were there, I noticed
4 the compressor on the east side of the building,
5 the air conditioning compressor was running and
6 it was extremely noisy, and there's 20, probably,
7 compressors along there. So I don't know what
8 the noise level is, but I certainly was
9 uncomfortable with the one compressor that was
10 running.

11 MS. RIVERA PITTORINO: Oh, I agree with
12 you. I agree with you, which is why we're not
13 going to use that system on that side. All of --
14 the entire property is going to have electric --
15 they're going to have PTAC units that slide in.
16 So we're not going to have the same kind of air
17 conditioning units that we have now, and that's
18 one of the reasons. That's right by my room, I
19 hear it, and it bothers me, so we are changing it.

20 MR. CORWIN: That compressor looked like it
21 was a compressor for the restaurant lobby area.
22 At any rate, it needs servicing. And this kind
23 of says to me you could be a little more -- a
24 better neighbor in terms of the noise generated
25 by the compressors.

1 And, oh, I -- this is probably the Planning
2 Board's purview, screening things like that, but
3 our purview is -- one of our questions is whether
4 the proposed variance will have an adverse effect
5 or impact on the physical or environmental
6 conditions in the neighborhood. So if you're
7 generating a lot of noise, that's a concern
8 to me.

9 MS. RIVERA PITTORINO: We don't generate a
10 lot of noise. Maybe the air conditioner is the
11 noisiest thing ever on the property.

12 MR. CORWIN: The compressor.

13 MS. RIVERA PITTORINO: Uh-huh, the air
14 conditioning.

15 MR. CORWIN: It need some servicing. I'm
16 sure it's not supposed to be that noisy.

17 MS. RIVERA PITTORINO: No. I'll have it
18 looked into. I'll have it looked into, but, I
19 mean, I don't think that makes me a bad neighbor.
20 And that's the most noise that's ever been
21 generated at the Greenporter Hotel, so.

22 MR. CORWIN: Well, that's great. And then
23 when we were there, there was a 55-gallon drum
24 labeled "restaurant grease", so I was wondering
25 what's that doing there.

1 MS. RIVERA PITTORINO: Well, when we had
2 the restaurant operational, there was a grease
3 trap.

4 MR. CORWIN: It's kind of unsightly sitting
5 there on the east side of the building.

6 MS. RIVERA PITTORINO: Oh, that drum.
7 Yeah, we could remove that, sure. That's a great
8 suggestion, I'll definitely have that removed.

9 MR. CORWIN: And I think that's all I have
10 right now.

11 MS. RIVERA PITTORINO: Okay.

12 MR. CORWIN: Thank you.

13 MS. RIVERA PITTORINO: Thank you. Anyone
14 else?

15 CHAIRMAN SALADINO: I'm going to -- I'm
16 going to ask the Building Department. We kind of
17 made a note of David's concerns and stuff, that
18 they're not necessarily Zoning Board concerns,
19 but --

20 MR. PALLAS: Yeah.

21 CHAIRMAN SALADINO: He wants -- so the
22 Building Department made a list of the stuff
23 that's not exactly within our area of authority.

24 MR. CORWIN: But I have to contend, they
25 are Zoning Board concerns, whether the proposed

1 variance will have an adverse effect or impact on
2 the physical or environmental conditions in the
3 neighborhood.

4 MS. RIVERA PITTORINO: I think we're going
5 to improve the neighborhood. We're not going to
6 burn oil anymore in the -- in the new or old
7 wing. We're going to have solar panels. We're
8 going to have an additional well. I'm going to
9 have a -- part of my garden has a permeable roof
10 that captures rainwater. I think that it will
11 improve the environmental conditions. I mean,
12 that's -- that is our mission.

13 A big part of our mission is to protect the
14 environment and to run a sustainable business,
15 which we very much do, everything from recycling
16 to using -- capturing water for our well that we
17 use for the pool and Jacuzzi, to the type of
18 amenities that we use, to generating very little
19 food waste, because we use very little packaging.
20 We make everything ourselves. Our breakfast is
21 all fresh. We make our own muffins, we make our
22 own eggs, we make -- nothing comes in a package
23 or prewrapped. We recycle. And I think that our
24 existence makes the environment more sustainable,
25 so I'm not sure how our expansion could have a

1 negative impact.

2 MR. CORWIN: But I'm pointing out some
3 things that are -- do have a negative impact.
4 And the Chairman, every time I bring something
5 like this up, says, "Hey, that's not our
6 purview," and I say, "It is our purview."

7 MS. RIVERA PITTORINO: So what were the
8 things? I'm sorry, but I didn't --

9 MR. CORWIN: The noise of the compressor on
10 the east side.

11 MS. RIVERA PITTORINO: Yeah, we can -- we
12 can have that addressed. I can have that looked
13 at. So what else was there?

14 MR. CORWIN: And the 55-gallon drum.
15 That's got to be removed.

16 MS. RIVERA PITTORINO: And I did mention
17 having that removed. I can have it removed
18 tomorrow, okay?

19 MR. CORWIN: That's up to you.

20 MS. RIVERA PITTORINO: No, it's up to you.
21 It's your request. We want to make you guys
22 happy.

23 CHAIRMAN SALADINO: Thank you. Thanks.

24 MS. RIVERA PITTORINO: All right. Thank
25 you.

1 CHAIRMAN SALADINO: Is there anyone else
2 from the public that would like to speak?

3 (No Response)

4 CHAIRMAN SALADINO: Okay. Any members?

5 (No Response)

6 CHAIRMAN SALADINO: I know I have -- my
7 list isn't as long as David's, but I have a few
8 questions that I think need to be -- for me,
9 anyway, to be addressed. Any other member have
10 some comments?

11 (No Response)

12 CHAIRMAN SALADINO: I'm going suggest that
13 we keep this public hearing open. I have some
14 questions. Jack had to leave. He indicated to
15 me that he might have a few questions. We've
16 been here for two hours. What's the pleasure of
17 the Board? I think it's an important
18 application, that perhaps we could give it
19 another --

20 MS. RIVERA PITTORINO: Spend another two
21 hours?

22 CHAIRMAN SALADINO: Give it another month.
23 Give some neighbors that perhaps weren't aware of
24 this or -- a chance to comment, for us to gather
25 our thoughts, for the Building Department to

1 address some of the -- some of the zoning
2 concerns and the variances that we had and work
3 them out with Glynis, and perhaps -- I thought we
4 were done.

5 MS. BERRY: It would be very helpful if you
6 could send me the questions, so that I can
7 research any answers, so that I can answer as
8 correctly as possible.

9 CHAIRMAN SALADINO: Okay. Okay. So I'm
10 going to make a motion that we keep this public
11 hearing open.

12 MR. CORWIN: Second.

13 CHAIRMAN SALADINO: All in favor?

14 MEMBER CORWIN: Aye.

15 MEMBER TASKER: Aye.

16 MEMBER GORDON: Aye.

17 CHAIRMAN SALADINO: And I'll vote aye.

18 We're going to take this up again at our
19 meeting next month. Our meeting is October 15th.
20 At that time, we'll bring it up again.

21 MS. BERRY: Oh, sorry, one more question.
22 Can we add any other variances that we need for
23 that hearing?

24 CHAIRMAN SALADINO: I'm going to have to
25 ask the Attorney that, if we would have to change

1 the public notice if they add -- if additional --

2 MR. CONNOLLY: No. It was aired out at the
3 public hearing, and the Zoning Board of Appeals
4 is allowed to grant any variances that are
5 necessary that come up during the course of --

6 CHAIRMAN SALADINO: So any additional
7 variances would have -- wouldn't have to be
8 noticed?

9 MR. CONNOLLY: You wouldn't have to
10 renotify it.

11 MS. BERRY: Okay.

12 CHAIRMAN SALADINO: Sound good? Okay.

13 Item No. 5, I'm almost hesitant to ask this
14 question, any other Zoning Board of Appeals
15 business that might properly come before this
16 Board. Does anybody have a zoning question?
17 Anybody have -- need an answer to? No?

18 (No Response)

19 CHAIRMAN SALADINO: That's good.

20 And Item No. 6 is a motion to adjourn.

21 MEMBER TASKER: So moved.

22 CHAIRMAN SALADINO: All in favor? Oh,
23 wait, is there a second?

24 MR. CORWIN: Second.

25 CHAIRMAN SALADINO: All in favor.

1 MEMBER CORWIN: Aye.

2 MEMBER TASKER: Aye.

3 CHAIRMAN SALADINO: Dinni?

4 MEMBER GORDON: Aye.

5 CHAIRMAN SALADINO: And I'll vote aye.

6 Thank you, folks.

7 (Time Noted: 7:53 p.m.)

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