

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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ZONING BOARD OF APPEALS

REGULAR SESSION

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Station One Firehouse
Third & South Streets
Greenport, NY, 11944

July 20, 2021

6:00 p.m.

B E F O R E:

JOHN SALADINO - CHAIRMAN

JACK REARDON- MEMBER

CONNIE SOLOMAN - MEMBER

SETH KAUFMAN - MEMBER

ROBERT CONNOLLY - ZONING BOARD ATTORNEY

AMANDA AURICHIO - SECRETARY TO THE BOARD

1 (*The meeting was called to order at 6:01 p.m.*)

2 CHAIRMAN SALADINO: Folks, this is the
3 Village of Greenport Zoning Board of Appeals
4 Regular Meeting.

5 Item No. 1 is a motion to accept the
6 minutes of the June 15th, 2021 Zoning Board of
7 Appeals meeting. So moved

8 MEMBER KAUFMAN: Second

9 CHAIRMAN SALADINO: All in favor?

10 MEMBER REARDON: Aye.

11 MEMBER SOLOMON: Aye.

12 MEMBER KAUFMAN: Aye.

13 CHAIRMAN SALADINO: And I'll vote aye.

14 (VOTE: 4/0/0/1 - Not Present: Member Gordon).

15 Item No. 2 is a motion to approve the
16 minutes of the May 18, 2021 Zoning Board of
17 Appeals Meeting. So moved

18 MEMBER REARDON: I'll second.

19 CHAIRMAN SALADINO: All in favor?

20 MEMBER KAUFMAN: Aye.

21 MEMBER SOLOMON: Aye.

22 MEMBER REARDON: Aye.

23 CHAIRMAN SALADINO: And I'll vote aye.

24 (VOTE: 4/0/0/1 - Not Present: Member Gordon).

25 Item No. 3 is a motion to schedule the next

1 Zoning Board of Appeals meeting for August 17th,
2 2021, 6:00 p.m. at the Station One Firehouse,
3 Third and South Streets, Greenport, NY 11944.

4 So moved

5 MEMBER KAUFMAN: I'll second

6 CHAIRMAN SALADINO: All in favor?

7 MEMBER REARDON: Aye.

8 MEMBER SOLOMON: Aye.

9 MEMBER KAUFMAN: Aye.

10 CHAIRMAN SALADINO: And I'll vote aye.

11 (VOTE: 4/0/0/1 - Not Present: Member Gordon).

12 Item No. 4 is a motion to accept the
13 findings and determinations for 175 Fifth Street.
14 This property is located in the R-2 (One and
15 Two-Family) District and not located in the
16 Historic District. The Suffolk County Tax Map
17 No. Is #1001-7-4-18. So moved.

18 MEMBER REARDON: I'll second.

19 CHAIRMAN SALADINO: All in favor?

20 MEMBER KAUFMAN: Aye.

21 MEMBER REARDON: Aye.

22 MEMBER SOLOMON: Aye.

23 CHAIRMAN SALADINO: And I'll vote aye.

24 (VOTE: 4/0/0/1 - Not Present: Member Gordon).

25 Item No. 5 is 511 Carpenter Street.

1 There's a motion to accept the application and
2 schedule a public hearing for the application of
3 Jenna and Donald Williams, represented by
4 Isaac-Rae Studios, for the property located at
5 511 Carpenter Street, Greenport, NY, 11944. The
6 property is located in the R-2 (One and Two
7 Family) District and is located in the Historic
8 District. This property requires area
9 variances. The Suffolk County Tax Map No. Is
10 1001-4.-3-32).

11 The applicant is here. If you have
12 anything to say, now would be the time.
13 We're kind of familiar with this application.

14 MR. WILLIAMS: The project remains
15 consistent with --

16 MS. MAHONEY: Can you come up to the
17 microphone, please.

18 MR. WILLIAMS: Yes.

19 CHAIRMAN SALADINO: Name and address for
20 the stenographer.

21 MR. WILLIAMS: I'm sorry.

22 MS. MAHONEY: That's okay.

23 MR. WILLIAMS: The project remains very
24 consistent from the outside of the area, so I
25 don't have a tremendous amount to add. It's good

1 to see you guys, though.

2 (*Laughter*)

3 CHAIRMAN SALADINO: Okay. We're going
4 to -- if there's -- is there anyone else from the
5 public that would like to speak about this
6 application? No? Okay.

7 We had a site inspection. We don't need
8 another site inspection, I'm guessing, right?
9 Everybody's been there, everybody saw the house,
10 and I'm sure Diana feels the same way. So, I'm
11 going to make a motion that we accept this
12 application. So moved

13 MEMBER SOLOMON: I second.

14 CHAIRMAN SALADINO: All in favor?

15 MEMBER KAUFMAN: Aye.

16 MEMBER SOLOMON: Aye.

17 MEMBER REARDON: I'd like to make a
18 comment.

19 CHAIRMAN SALADINO: Sure.

20 MEMBER REARDON: I'm not changing the
21 motion, but before the motion is accepted. This
22 applicant had to submit numerous variances for
23 what I'm going to state as my opinion, sometimes
24 it should not have to be applied for because they
25 are preexisting. Unless he's changing the height

1 of his building, something like that, it should
2 not require a redundant variance. So I'm just
3 trying to put that on the record.

4 CHAIRMAN SALADINO: Okay.

5 MEMBER REARDON: Aye, I accept the motion.

6 CHAIRMAN SALADINO: We could certainly --
7 we could certainly square away those concerns
8 during the -- at the public hearing or during our
9 narrative.

10 MEMBER REARDON: It's more of a general
11 statement than a specific one, I guess.

12 CHAIRMAN SALADINO: Okay. And I'll vote
13 aye. (VOTE: 4/0/0/1 - Not Present: Member
14 Gordon).

15 We're going to schedule the public hearing
16 for August 17th at 6 o'clock, we schedule all of
17 them at 6 o'clock. So -- and no site inspection.
18 So that's it. We'll see you August 17th at
19 6 o'clock.

20 MR. WILLIAMS: Appreciate it. Thank you.

21 CHAIRMAN SALADINO: Sure.

22 Item No. 6 is 302 Sixth Street. There's a
23 motion to accept -- actually, I'm not even going
24 to read this because, from what I understand,
25 there's been -- there's been a mutual agreement

1 between the Building Department and the applicant
2 that they agreed to table this.

3 MR. CONNOLLY: Yes, it's my
4 understanding -- after speaking with Paul Pallas,
5 it's my understanding they're going to reapply
6 next month to hopefully get on the September
7 agenda.

8 CHAIRMAN SALADINO: Okay. So we're going
9 to table this till we get another ramification.

10 Item No. 7 is 220 Fifth Avenue, it is a
11 motion to accept the application, schedule a
12 public hearing and arrange a site visit for the
13 application of Ian Crowley and Angelo Stepnoski,
14 for the property located at 220 Fifth Avenue,
15 Greenport, NY, 11944. This property is located
16 in the R-2 (One and Two Family) District and is
17 not located in the Historic District. This
18 property requires area variances. The Suffolk
19 County Tax Map No. Is 1001-4.-8-7. Is the
20 applicant here?

21 MS. WINGATE: He is not. I am an agent for
22 the applicant.

23 CHAIRMAN SALADINO: Come on, Eileen.

24 MS. WINGATE: Ian's not here.

25 CHAIRMAN SALADINO: Name and address for

1 the stenographer.

2 MS. WINGATE: Eileen Wingate, 2805 West
3 Mill Road, Mattituck, NY.

4 It's a subdivision. It's an existing
5 double lot, it's on Fifth Ave. I'll answer
6 questions; it's pretty straight forward.

7 I've done a rather random study. I looked
8 at the map, I drew a circle, I hope you have that
9 information. I went through records and found
10 how many lots are 60 feet wide and it turns out
11 that 58% of the neighborhood is 50 feet wide.
12 So, we're not really asking for too many
13 variances. We have an undersized lot in lot
14 width and the subdivision will create that
15 situation on both lots.

16 CHAIRMAN SALADINO: Okay. We don't want to
17 take -- well, you know that. We don't want to
18 take testimony now, it's just about the
19 application.

20 MS. WINGATE: No, I know; yeah.

21 CHAIRMAN SALADINO: So, if any of the
22 members have a question about the application, we
23 can ask the owner's representative.

24 MEMBER REARDON: I looked at the
25 application, it looks like they're going to build

1 a single-family home?

2 MS. WINGATE: Single-family. It's not very
3 big either. We didn't want to ask for too many
4 variances, I think the two that we've asked for
5 are sufficient. So we worked very hard to keep
6 the house that we expect to build to meet all
7 setback requirements, so we've met rear yard,
8 side yards and front yard requirements. So it's
9 really more about the lot than it is about the
10 house.

11 MEMBER REARDON: Okay.

12 CHAIRMAN SALADINO: About lot size.

13 MS. WINGATE: It's about lot size.

14 MR. CONNOLLY: And width.

15 MS. WINGATE: And width.

16 MEMBER KAUFMAN: It's entirely lot size,
17 right.

18 MS. WINGATE: And width.

19 CHAIRMAN SALADINO: And Connie?.

20 MEMBER SOLOMON: No, I don't have any
21 questions right now. I have to see the location.

22 MEMBER REARDON: My relegated comment's
23 solely about the application.

24 MEMBER SOLOMON: Well, you --

25 (*Laughter*)

1 CHAIRMAN SALADINO: As long as it's not
2 testimony. As long as we're not testifying --

3 MEMBER REARDON: I'm looking at the --

4 MS. WINGATE: I'm listening.

5 MEMBER REARDON: -- plans, the site plan
6 and the rough plans for the property, and taking
7 my very limited experience in this position,
8 listening to people in the community, mostly from
9 neighbors of people who were having variance
10 issues. So that's what I'm leaning this next
11 statement, is that people in Greenport tend to
12 really like the front porch and they like
13 neighbors and houses that have front porches, and
14 this ain't got it. So, as a representative to
15 the owners, and you have no obligation to do
16 this, you might pass on that interest, that
17 community interest that, you know, leisurely
18 laying around the front porch thing might
19 aesthetically benefit this project.

20 MS. WINGATE: The house that you're looking
21 at, again, we didn't spend a fortune on technical
22 house plans. This was kind of --

23 MEMBER REARDON: These are not the final
24 plans, I understand that.

25 MS. WINGATE: Yeah, this is -- the house

1 has gotten simpler. We don't have a lot of
2 house, it's like 800 square feet on the first
3 floor. So, you know -- ooh, a porch needs to be
4 a minimum of 11 to 12-feet wide if you don't want
5 to have to stand up every time somebody passes.

6 MEMBER REARDON: Eileen, I know the --

7 MS. WINGATE: We'll take it.

8 MEMBER REARDON: -- practicality of all
9 that, you know, moving around.

10 MS. WINGATE: Well taken. And again, we
11 didn't want to ask for the fourth and fifth and
12 sixth and ninth variances, so.

13 MEMBER REARDON: Right.

14 MS. WINGATE: It's a tight, little house.

15 MEMBER REARDON: Right. And I know the one
16 house right next door does not have a front porch
17 either. I'm just letting everybody know --

18 MS. WINGATE: Interesting, yeah.

19 MEMBER REARDON: -- what the word is in the
20 hood, so to speak.

21 MS. WINGATE: Right.

22 MEMBER REARDON: People like that.

23 CHAIRMAN SALADINO: The word on the street;
24 is that what it is?

25 I don't look at the house. You know, to me

1 it's land use.

2 MS. WINGATE: Right. Well, one thing about
3 the house that's interesting is there's three in
4 a row. So we're going to be using a similar roof
5 line and we really looked at the character of
6 everything that's round and the three most
7 prominent houses are the houses north of it, so
8 we just sucked up those details.

9 Although a traditional house would really
10 be great, I think what they're wanting to do is
11 the bones of a traditional farm house with those
12 little modern touches. So, it might be really
13 good for the neighborhood.

14 CHAIRMAN SALADINO: Without getting into
15 the owner's mindset, because --

16 MS. WINGATE: Because I'm not the owner.

17 CHAIRMAN SALADINO: Because you're not the
18 owner.

19 MS. WINGATE: But I have talked to him.

20 CHAIRMAN SALADINO: But you have talked to
21 him and you are part of the design process. Do
22 you know, have the owners -- and it's tough with
23 them not being here. Have the owners talked to
24 you about their intentions in the future?

25 MS. WINGATE: Yeah, right up front. This

1 is an investment house. These are -- well, now
2 we're getting into testimony. These are two
3 local guys, they got --

4 CHAIRMAN SALADINO: No, no, an investment
5 house is fine.

6 MS. WINGATE: They got lucky enough to --

7 CHAIRMAN SALADINO: Okay.

8 MS. WINGATE: -- grab it up.

9 CHAIRMAN SALADINO: No, no, that's fine.
10 That's fine.

11 MS. WINGATE: I don't think they're looking
12 to be landlords.

13 CHAIRMAN SALADINO: Okay.

14 MEMBER KAUFMAN: Ultimately, this is just
15 about whether we want to allow two oversized
16 lots, maybe one, one oversized lot. The house
17 really doesn't matter.

18 CHAIRMAN SALADINO: Not to me.

19 MEMBER KAUFMAN: So, yeah. It's just about
20 lot size and whether we want a lot size that's
21 undersized in that neighborhood.

22 CHAIRMAN SALADINO: And the potential use
23 of that lot in the future, whether it be a house
24 or a one-family house or two months or three
25 months down the road it becomes a two-family

1 house.

2 MS. WINGATE: Oh, not if you don't let it,
3 you know. That's up to you guys

4 CHAIRMAN SALADINO: Well, we don't have the
5 right to -- we can't legislate. We don't have
6 the right to rewrite code, and Code says that any
7 one-family house, you can build a one-family
8 house but after that --

9 MS. WINGATE: I thought you could have
10 conditions.

11 CHAIRMAN SALADINO: We could condition. We
12 could -- if he agrees; we can't mandate that it
13 remains a one-family house. But again, that's
14 part of it.

15 The other question I wanted to ask you,
16 Eileen, is -- not you, I think -- I'm sorry.
17 We're probably going to approve this tonight and
18 schedule a public hearing and a site inspection,
19 but because of our experience, yours and my
20 experience on Fifth Avenue, we know that these
21 type of applications draw a lot of neighborhood.
22 Would you consider expanded mailings?

23 MS. WINGATE: Oh, that's up to you. That's
24 certainly -- I would be happy to do --

25 CHAIRMAN SALADINO: Well, it's up to the

1 Board, it's up to the members, you know.

2 MS. WINGATE: I just -- on our 449 project
3 that we got through Zoning, when I went through
4 Zoning I had to do, I think, six mailings; when I
5 went through HPC and did a second public hearing,
6 they extended the mailing to like 23. So, bring
7 it on, John.

8 (*Laughter*)

9 CHAIRMAN SALADINO: See, I don't -- I
10 personally don't believe it. I think the Code
11 says adjacent and they share --

12 MS. WINGATE: The Code does say it, but --

13 CHAIRMAN SALADINO: It says that share a
14 boundary. But, you know, to me --

15 MS. WINGATE: It's -- I'm --

16 CHAIRMAN SALADINO: And I'm sure the
17 neighbors will know about it, you know,
18 regardless of what we do.

19 MS. WINGATE: Right.

20 CHAIRMAN SALADINO: But to avoid any future
21 concerns or problems with neighbors --

22 MS. WINGATE: Whatever you tell me to
23 notice, I will be happy to do that.

24 MEMBER KAUFMAN: The benefit of doing a
25 wide mailing is to make sure people show up.

1 CHAIRMAN SALADINO: We would just have to
2 decide how far we want to go, you know, just to
3 South Street or South Street to Front Street or
4 Fifth Avenue --

5 MS. WINGATE: No problem.

6 CHAIRMAN SALADINO: Okay. Anybody else,
7 any questions for Eileen? And I know, because
8 this application is -- I'm reasonably certain
9 that this application will probably generate some
10 interest from the neighbors and stuff, and there
11 might be some neighbors here now. We don't
12 usually -- if there's a neighbor that would like
13 to speak about the application. No? Okay. So,
14 thank you,

15 MS. WINGATE: Okay. I thought I was pretty
16 clear in the application that we're building a
17 one-family house.

18 CHAIRMAN SALADINO: That's --

19 MEMBER SOLOMON: It wasn't one-family.

20 MEMBER KAUFMAN: To me it was.

21 CHAIRMAN SALADINO: Well, we also know
22 that -- in response to that, we also know that --
23 and you especially should know, and I'm positive
24 that you do, that there is a code provision.
25 And, you know, a smart builder or a smart lawyer

1 can build a one-family house and challenge a --

2 MS. WINGATE: I could almost honestly say,
3 John, I've been in almost every house on Fifth
4 Avenue, almost. There are houses that exist as
5 we speak that have illegal apartments in them.

6 CHAIRMAN SALADINO: I'm not talking about
7 illegal apartments.

8 MS. WINGATE: So, if it's about density
9 then it's about one and two family stuff and
10 that's not what we're here for.

11 CHAIRMAN SALADINO: I'm not -- I'm not
12 talking about illegal.

13 MS. WINGATE: Okay.

14 CHAIRMAN SALADINO: I'm talking
15 as-of-right.

16 MS. WINGATE: Okay.

17 CHAIRMAN SALADINO: To make a one-family or
18 a two-family, the Code says all you have to do is
19 provide parking; no bulk standards, just provide
20 parking. And our Code, I believe, unless the
21 applicant signs his name in blood, supercedes our
22 covenant, I believe, but we have an attorney that
23 will explain it all to us. But I'm going to make
24 a motion that --

25 MS. WINGATE: Thank you.

1 CHAIRMAN SALADINO: That we're going to --
2 I'm going to make a motion we accept this
3 application.

4 MEMBER KAUFMAN: Second.

5 CHAIRMAN SALADINO: All in favor?

6 MEMBER KAUFMAN: Aye.

7 MEMBER SOLOMON: Aye.

8 MEMBER REARDON: Aye.

9 CHAIRMAN SALADINO: And I'll vote aye.

10 (VOTE: 4/0/0/1 - Not Present: Member Gordon).

11 We're going to schedule a public hearing
12 for August 17th. We're going to do a site visit,
13 even though we're all familiar.

14 MS. WINGATE: I would like to lay out the
15 size of the house and property line and I think
16 then --

17 CHAIRMAN SALADINO: The property -- I'm
18 going to ask you to lay out the property lines,
19 you know, the front yard and rear yard and the
20 side yards. But if you wanted to have -- I'm not
21 going to require, but if you want to do it,
22 that's fine

23 MS. WINGATE: Yeah.

24 CHAIRMAN SALADINO: And what time do you
25 think do you want to go there?

1 MEMBER KAUFMAN: 5:30?

2 CHAIRMAN SALADINO: Could we make it a
3 couple of minutes earlier, like 5:15?

4 MEMBER KAUFMAN: Yeah, sure.

5 CHAIRMAN SALADINO: We're going to go at
6 5:15; is that okay with everybody?

7 MEMBER REARDON: That's good for me.

8 MS. WINGATE: Thank you, John.

9 CHAIRMAN SALADINO: So, we'll schedule it
10 at 5:15. And -- oh, the expanded mail list. How
11 far do we want to -- like from South Street to
12 Front Street, both sides of the street? Is that
13 too much?

14 MEMBER REARDON: South Street is a long way
15 away.

16 CHAIRMAN SALADINO: Isn't it the next
17 block? Isn't South Street the next block?

18 MS. WINGATE: Yes, it is.

19 CHAIRMAN SALADINO: So it's like one block?

20 MS. WINGATE: Except on the west side of
21 the street, South Street, South Street butts into
22 Jessica's house, so -- you know, on the other
23 side of the street should I take it to West
24 Street?

25 MEMBER REARDON: That would be the entire

1 street.

2 CHAIRMAN SALADINO: No, it might be crazy,
3 the crazy bird box.

4 MR. WINGATE: Okay. From there --

5 CHAIRMAN SALADINO: To Front Street.

6 MS. WINGATE: Okay.

7 Member SOLOMON: (Inaudible).

8 MS. MAHONEY: I can't hear you.

9 MEMBER SOLOMON: Oh, I'm sorry. The Bird
10 Box House.

11 CHAIRMAN SALADINO: That's South Street.

12 MS. WINGATE: That's south.

13 MEMBER KAUFMAN: That's basically the
14 block, down the block.

15 MS. WINGATE: Right. And -- okay. So I'll
16 just cross the street, include that house because
17 there's a house right there and then I'll go
18 south of that. And Amanda will tell me exactly
19 what she wants from me.

20 CHAIRMAN SALADINO: Is that okay?

21 MS. AURICHIO: That's fine.

22 CHAIRMAN SALADINO: I know it's an added
23 expense and stuff, but just -- because there is
24 going to be interest, this way everybody will be
25 notified and perhaps show up, perhaps not.

1 MEMBER REARDON: I'm challenged. So you're
2 doing Fifth Ave all the way down to South Street,
3 both sides?

4 MS. WINGATE: Yes. Yes.

5 MEMBER REARDON: Okay.

6 MEMBER KAUFMAN: From Front to South.

7 MS. WINGATE: And whatever you want on
8 Fourth Ave, too, adjacent.

9 CHAIRMAN SALADINO: Only -- the Code says
10 adjacent. You know, Fourth Avenue, so it's the
11 backyard, who's going to figure out whoever's
12 backyard abutts up against it.

13 MS. WINGATE: That's correct.

14 CHAIRMAN SALADINO: So, you know, that's
15 all I would require.

16 MS. WINGATE: Okay.

17 CHAIRMAN SALADINO: That's all I -- you
18 know, what the Village -- the Village I think
19 says 200 feet.

20 MS. WINGATE: The Village says adjacent.

21 CHAIRMAN SALADINO: The Village says
22 adjacent but what the policy is I believe is
23 200 feet.

24 MS. AURICHIO: One hundred.

25 CHAIRMAN SALADINO: One hundred feet? Easy

1 again.

2 MS. WINGATE: Well, it does not matter.

3 CHAIRMAN SALADINO: I'm sure -- I'm sure
4 once the placard goes up, once the public notice
5 is -- people will know that this is being
6 proposed.

7 Okay. That was easy peasy,

8 Item No. 8 is any other Zoning Board of
9 Appeals business that might properly come before
10 this board. This is the time now, if anybody has
11 a zoning question, perhaps ask it. If not?

12 And Item No. 9 is a motion to adjourn.

13 So moved.

14 MEMBER REARDON: I'll second it.

15 CHAIRMAN SALADINO: Okay. I thought we
16 were going to have to stay here.

17 (*Laughter*)

18 All in favor?

19 MEMBER REARDON: Aye.

20 MEMBER KAUFMAN: Aye.

21 MEMBER SOLOMON: Aye.

22 CHAIRMAN SALADINO: And I'll vote aye.

23 (VOTE: 4/0/0/1 - Not Present: Member Gordon).

24 Thank you, folks.

25 (*The meeting was adjourned at 6:22 p.m.*)

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

7 I, ALISON MAHONEY, a Court Reporter and
8 Notary Public for and within the State of New
9 York, do hereby certify:

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on July 20, 2021, at Station One Firehouse,
13 Third & South Streets, Greenport, NY 11944.

14 I further certify that I am not related to
15 any of the parties to this action by blood or
16 marriage, and that I am in no way interested in
17 the outcome of this matter.

18 IN WITNESS WHEREOF, I have hereunto set my
19 hand this 1st day of August, 2021.

20

21

Alison Mahoney

22

23

24

25

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