

1 INCORPORATED VILLAGE OF WEST HAMPTON DUNES
2 PLANNING BOARD
3 BOARD OF TRUSTEES
4 Regular Meeting
5 MAY 24, 2022
6 7:30 p.m.
7 Meeting held via
8 Zoom Video Conferencing

9
10 MEMBERS PRESENT:

- 11 GARY VEGLIANTE - MAYOR
- 12 MICHAEL CRAIG - TRUSTEE
- 13 JOHN J. EFF, JR. - TRUSTEE
- 14 GARY TRIMARCHI - TRUSTEE
- 15 HARVEY GESSIN - TRUSTEE

16
17 ALSO PRESENT:

- 18 JOSEPH PROKOP, ESQ. - VILLAGE ATTORNEY
- 19 ANGELA SADELI - VILLAGE CLERK
- 20 KARLYN SABO - VILLAGE CLERK'S OFFICE
- 21 JIM HULME - ATTORNEY/KELLY & HULME, PC

22
23 TAKEN & TRANSCRIBED BY:

- 24 ALISON MAHONEY - COURT REPORTER

25

1 *(*The meeting was called to order at 7:41 p.m. *)*

2 MAYOR VEGLIANTE: We're going to open the
3 public meeting for the Planning Board, which is
4 also the Board of Trustees. And -- okay, what do
5 we do first?

6 The Board has an application in front of it
7 to take seven -- let me see, 738 and 742 Dune
8 Road and separate those two individual lots into
9 three individual lots; is that correct?

10 ATTORNEY PROKOP: So this is the
11 application before -- this is a public hearing
12 that we're opening up of the Board of Trustees.
13 In the Village of West Hampton Dunes, the Board
14 of Trustees act as the Planning Board. We have a
15 combined application in front of the Board
16 tonight, it's actually an application -- it's
17 actually an application by two different
18 property -- adjoining property owners. One is
19 seven -- is Dune 738 LLC and the other is Dune
20 742 LLC.

21 Each of those owners owns a conforming lot
22 which is 150 feet wide. What the application --
23 what the joint application is for is for the
24 merger of -- for two things. Number one, the
25 merger of the two lots into one lot, and then a

1 resubdivision of the then one lot into three lots
2 that are not conforming. The proposed,
3 not-conforming lots would have lot widths of 73
4 feet each which is not conforming under the
5 Village Code. The Village Code requires a lot
6 width of 150 feet. And that's the --

7 MEMBER TRIMARCHI: When did that code
8 change?

9 ATTORNEY PROKOP: It hasn't changed.

10 MAYOR VEGLIANTE: It's always been around
11 42, Gary.

12 MEMBER TRIMARCHI: No, no, conforming lot
13 is 150 feet, that's what he just said.

14 MAYOR VEGLIANTE: Yeah, because it's an
15 R-40 Zone.

16 MEMBER TRIMARCHI: Okay.

17 MAYOR VEGLIANTE: When we created the
18 Village we had to accept --

19 MEMBER TRIMARCHI: Okay, okay. Yeah, no, I
20 get it.

21 ATTORNEY PROKOP: So my recommendation is
22 that the Board take testimony from the applicant
23 -- the applicants on the two applications and
24 then see if the public has any comments and then
25 we'll make a decision as to what to do then.

1 MEMBER TRIMARCHI: So the three lots that
2 are -- that are looking to -- that we're dealing
3 with here are -- two are contiguous and one is
4 separate, or there's three?

5 ATTORNEY PROKOP: There are two lots that
6 we're dealing --

7 JIM HULME: No, there's only two lots.

8 ATTORNEY PROKOP: Two adjoining lots that
9 we're dealing with.

10 MEMBER TRIMARCHI: Oh, and they're both
11 contiguous.

12 JIM HULME: Yes.

13 ATTORNEY PROKOP: They are contiguous, yes.

14 JIM HULME: For the applicant, may I -- is
15 it my turn to speak?

16 MEMBER CRAIG: Please.

17 JIM HULME: Hi. My name is Jim Hulme from
18 the law firm of Kelly & Hulme in Westhampton
19 Beach. Is it possible for me to share my screen?

20 MAYOR VEGLIANTE: Yes.

21 MEMBER TRIMARCHI: I see it.

22 JIM HULME: The host has disabled screen
23 sharing, so anyway. I was going to show you
24 the -- I was going to bring up the survey, but
25 maybe you all have it in front of you. But in

1 any event --

2 MEMBER TRIMARCHI: Bring it up. I don't
3 have it in front of me, bring it up. I think
4 if I could see it everybody could see it.

5 JIM HULME: Right.

6 CLERK SADELI: Let me see. We've never had
7 to do that before, so.

8 *(Brief Pause)*

9 JIM HULME: There we go. Hold on.

10 CLERK SADELI: Did that work, Jim?

11 JIM HULME: Yeah, I think so.

12 CLERK SADELI: Or am I sharing my screen?

13 MEMBER CRAIG: I think you're sharing your
14 screen, it looks like, Angela.

15 MAYOR VEGLIANTE: So what do I have to --

16 JIM HULME: No, no, hold on a second.

17 MEMBER CRAIG: Don't do anything.

18 MAYOR VEGLIANTE: Wait a minute, I got
19 nothing.

20 MEMBER CRAIG: Sit tight. Sit tight.

21 JIM HULME: Can you see that?

22 MEMBER TRIMARCHI: Yes.

23 JIM HULME: Okay. So that's -- that is the
24 map of the two properties which are adjacent to
25 each other, located at 738 and 742 Dune Road.

1 And the dividing line between those two existing
2 lots is this line right here.

3 MEMBER TRIMARCHI: I'm not seeing it.

4 UNKNOWN SPEAKER: Jim, we can't see what
5 you're seeing.

6 MAYOR VEGLIANTE: I'm seeing Angela's
7 screen.

8 MEMBER TRIMARCHI: Nobody's seeing it, I
9 don't think.

10 MAYOR VEGLIANTE: All I see is Angela's
11 screen.

12 MEMBER TRIMARCHI: Yeah.

13 JIM HULME: All right, let me see what I
14 can do here.

15 MAYOR VEGLIANTE: I have the survey so I
16 know what you're doing.

17 JIM HULME: All right. Well, maybe
18 that's --

19 MEMBER CRAIG: Jim, I have the survey, Jim.

20 JIM HULME: Okay. So anyway, there are two
21 lots located on Dune Road in West Hampton Dunes.
22 Whoops, I'm trying to get -- there we go. All
23 right, I'm back (*laughter*). We'll skip that.

24 So, hopefully in the packet everybody got a
25 copy of the survey. There are two lots adjacent

1 to each other on the bay side of Dune Road
2 located at 738 and 742 Dune Road. Each is owned
3 by a separate LLC as identified in the meeting
4 notice. Both properties, both LLCs are in the
5 control of the same person. So, on behalf of
6 those two LLCs and that one person, we've made
7 application to the Planning Board to, first of
8 all, merge the two lots together; and then second
9 of all, subdivide the merged lot into three lots.
10 Each of the lots is in conforming -- is
11 conforming with the Village Code except for the
12 street lot width which is -- each of them is
13 approximately 79 feet as opposed to the required
14 150 square feet.

15 We're in front of the Planning Board
16 pursuant to Village Law Section 7-730 for the
17 Trustees site plan or subdivision review pursuant
18 to the State law and the Village Code.

19 Another component of this application is
20 the need for the variances to allow for the lot
21 width of less than what is required, and we will
22 be filing shortly a Zoning Board application
23 seeking just that relief. And it's my
24 understanding under the State Village Law that
25 the Zoning Board can hear that application

1 without there being a denial from the Building
2 Inspector's department.

3 So, in a nutshell, that's what it is. We
4 have three lots that are exactly the right size,
5 each with substantial building envelopes and only
6 suffering from reduced lot width which, as I
7 said, would need to go to the Zoning Board to
8 cure.

9 I wanted to get this application started
10 with the Planning Board so that the relief we're
11 asking the Zoning Board to give us has some
12 context within which to consider that relief.
13 And so basically what I'm asking for you tonight
14 is to hold the -- hold this hearing open for all
15 purposes until a date in the future so that we
16 can go to the Zoning Board and then return back
17 here, assuming we're successful in the relief we
18 are seeking there.

19 MEMBER TRIMARCHI: Hey, Joe?

20 ATTORNEY PROKOP: Yes.

21 MEMBER TRIMARCHI: Have we ever approved a
22 non-conforming lot that small?

23 ATTORNEY PROKOP: No, you're not allowed --
24 no, and you're not allowed to approve a
25 non-conforming lot.

1 MEMBER TRIMARCHI: No, no, I know --

2 MAYOR VEGLIANTE: That's a Zoning Board
3 decision, Gary.

4 MEMBER TRIMARCHI: Well, that's what I'm
5 asking. Has it ever been --

6 MAYOR VEGLIANTE: The Zoning Board has --
7 well, let me remind everyone that the west end of
8 Dune Road on the ocean side, we took -- oh, what
9 did we take? Four 150 foot lots and reduced them
10 to 75 feet -- foot lots. Better fitting with the
11 community because we don't have very large lots
12 and we try to have lots that would be more
13 complimentary to the community. So we did it
14 early on in the Village's life and then we did it
15 several times after.

16 MEMBER TRIMARCHI: But not to that extent.

17 MAYOR VEGLIANTE: Excuse me?

18 MEMBER TRIMARCHI: Not to the reduction of
19 what this group is looking for.

20 MAYOR VEGLIANTE: No.

21 ARAM TERCHUNIAN: Gary, let me -- let me
22 just interject. This is not a conversation for
23 the Planning Board.

24 MAYOR VEGLIANTE: Right.

25 ARAM TERCHUNIAN: This is a conversation

1 for the Zoning Board.

2 MAYOR VEGLIANTE: Right.

3 MEMBER TRIMARCHI: Okay. I'm just asking
4 questions about what was approved prior to this
5 and what is -- I know what they're looking for
6 now and --

7 MAYOR VEGLIANTE: Right. We approved --

8 MEMBER TRIMARCHI: The Zoning Board has
9 ever -- the Zoning Board is part of us, we're all
10 one team here, so.

11 MAYOR VEGLIANTE: Yeah, they're
12 independent.

13 MEMBER CRAIG: So Joe --

14 MEMBER TRIMARCHI: They are independent
15 but --

16 MEMBER CRAIG: Joe?

17 ATTORNEY PROKOP: Yes?

18 MEMBER CRAIG: What do you need from us, a
19 motion to carry this over?

20 ATTORNEY PROKOP: Well, if Mr. Hulme would
21 indicate to me the jurisdiction that you believe
22 the Zoning Board has that's not Appellate.

23 JIM HULME: Yes. Well, two different --

24 ATTORNEY PROKOP: Could you cite the State
25 law that you're referring to?

1 JIM HULME: Yes, yes, as a matter of fact I
2 can.

3 First of all, if you look in your own
4 Village Code under Section 560- -- Section
5 560-51A, Variances Generally, it talks about the
6 Board of Zoning Appeals having the power by way
7 of original jurisdiction and in passing on
8 appeals. So, on that basis your own code
9 provides for that.

10 And then in addition, under the New York
11 State Village Law, Section 7-730 Subsection 6 it
12 says specifically that *"Applications for area*
13 *variances, notwithstanding any provision of law*
14 *to the contrary where a plot contains one of our*
15 *lots which do not comply with Zoning Local Law*
16 *regulations, application may be made to the*
17 *Zoning Board of Appeals for an area variance*
18 *pursuant to Section 7-712B without the necessity*
19 *of a decision or determination of an*
20 *administrative official charged with enforcement*
21 *of zoning regulations."*

22 So I think under both of those bases there
23 is a path to the Zoning Board without the
24 administrative official taking any position on
25 this at all.

1 ATTORNEY PROKOP: Okay. So, Trustee Craig,
2 to answer your question, what I think the -- you
3 should do at this point is to take public comment
4 since it's a public hearing.

5 MEMBER CRAIG: Yep.

6 ATTORNEY PROKOP: And then we'll address
7 whether to close -- whether or not to close the
8 public hearing.

9 MEMBER CRAIG: Okay.

10 ROBERT MAYER: Gary, Bob Mayer. Question.

11 MAYOR VEGLIANTE: Yes.

12 ROBERT MAYER: Who's on the Zoning Board?

13 MAYOR VEGLIANTE: Let's see, we have --

14 CLERK SADELI: The Chairman is Eric
15 Saretsky.

16 MAYOR VEGLIANTE: Right.

17 CLERK SADELI: And then it's Joe Mizzi, Jim
18 Cashin. I'm trying to think -- Owen Craznow and
19 Jeff Barcus.

20 MAYOR VEGLIANTE: Right

21 MEMBER CRAIG: I would just ask the public,
22 if you're going to ask questions -- and believe
23 me, we encourage them -- please just state your
24 name, your address for the record. This is a
25 recording.

1 MAYOR VEGLIANTE: Right.

2 MEMBER CRAIG: So we can keep a proper
3 record of it. Thank you.

4 MAYOR VEGLIANTE: We have a stenographer.

5 ROBERT MAYER: All right. So Gary, this is
6 Robert Mayer, 698 Dune Road.

7 MAYOR VEGLIANTE: Hi, Bob.

8 ROBERT MAYER: And I'm against it. I think
9 that we should not be reducing the sizes of these
10 lots, we should maintain what's in the code.

11 MEMBER TRIMARCHI: Okay.

12 MEMBER CRAIG: Thank you.

13 LAUREN NANNARIELLO: Can I speak?

14 MEMBER CRAIG: Just --

15 MAYOR VEGLIANTE: Who is it?

16 LAUREN NANNARIELLO: It's Lauren
17 Nannariello, 743, right across the street from
18 one of the lots in question.

19 MAYOR VEGLIANTE: Okay.

20 LAUREN NANNARIELLO: I strongly, obviously,
21 disagree with this proposal. I feel we should
22 leave the two lots in tact that are lined up with
23 the two properties, 743 and 745; they line up
24 with 738 and they line up with 742.

25 I see no reason to divide this. I feel

1 like they're going to lose the wildlife and the
2 aesthetics of the area of what we have in this
3 Village which was always built to keep the
4 preserve of the wildlife and the views.

5 And to be honest, Gary, I think that what
6 they did down there at the end was not a positive
7 thing, to be honest. I grew up at 943, 40 years
8 and, you know, it was -- I don't think it's a
9 good thing. I think you should seriously,
10 seriously consider our feelings, because we've
11 been there a long time, everyone here is all, you
12 know, in the same of opinion that the envelopes
13 should be respected.

14 And, you know, going back to the 2010 -- I
15 can't remember, it was called a judgment that
16 restricted the depth that these houses can now be
17 built because of what happened down next to Mike
18 {Rossias}, 754, and the guy put the house in the
19 back and killed all their views. In respect of
20 the homes that are existing now on the bay, we
21 agreed to the other subdivision because he had a
22 very large lot and he was sort of performing to
23 keep the houses closer to in line in with 734,
24 732, 730. So asking for a width variance because
25 he has a large envelope really isn't true because

1 you're not -- they don't have all the way to the
2 bay, it's restricted. So is that being
3 considered here? Is that something that the
4 lawyer is aware of?

5 JIM HULME: Yes, I am.

6 LAUREN NANNARIELLO: It's still conforming
7 to be able to do a --

8 JIM HULME: Well, the issue of whether or
9 not we can have the reduced lot width is not an
10 issue for the Planning Board, it's an issue for
11 the Zoning Board.

12 MAYOR VEGLIANTE: Right.

13 JIM HULME: The standard -- the standard
14 for the Trustees here is -- again, is found in
15 Section 7-730 of the State Village Law and that
16 is that it can be used safely for building
17 purposes with a danger to help, peril from
18 fire-flooded damage.

19 LAUREN NANNARIELLO: We have a right-of-way
20 in the middle of those properties.

21 JIM HULME: Okay. Well, we're going to
22 have to -- we're going to have to deal with that
23 in some fashion.

24 MAYOR VEGLIANTE: Yeah, it will not -- it
25 will not erase your right-of-way. Your

1 right-of-way will remain in tact, so that could
2 be a significant issue for them.

3 LAUREN NANNARIELLO: If you're going to put
4 two -- put a third lot and divide those 240 feet
5 into three 79-foot lots, that middle lot is going
6 to sit right in the middle of our right-of-way

7 JIM HULME: Obviously we will address that.

8 MAYOR VEGLIANTE: We can't address that,
9 Lauren. We can only --

10 LAUREN NANNARIELLO: Oh.

11 MAYOR VEGLIANTE: We have to pass this off
12 to the Zoning Board.

13 LAUREN NANNARIELLO: I don't --

14 MAYOR VEGLIANTE: Those are valuable
15 arguments to the Zoning Board.

16 LAUREN NANNARIELLO: The bigger argument is
17 the fact that the Village has these lots, they're
18 beautiful lots and I don't see why you need to
19 piece them up and make -- and just make larger,
20 bigger houses closer together or whatever. I
21 mean, obviously we're welcome to have two
22 beautiful homes sitting on two lots that are 119,
23 118 feet each, we welcome that. That's what we
24 have in front of us, that was what we have next
25 to us.

1 CLERK SADELI: Can anyone hear me?

2 MAYOR VEGLIANTE: Yes.

3 LAUREN NANNARIELLO: Yes.

4 CLERK SADELI: Okay. I couldn't hear,
5 sorry.

6 MAYOR VEGLIANTE: I agree with you.

7 LAUREN NANNARIELLO: Oh, you can't hear me?

8 CLERK SADELI: I couldn't hear you, but
9 that doesn't mean that anybody else couldn't hear
10 you.

11 MAYOR VEGLIANTE: I've been hearing you.

12 MEMBER TRIMARCHI: I agree with what --

13 LAUREN NANNARIELLO: So, I mean, we -- it's
14 a neighborhood.

15 MEMBER TRIMARCHI: Clean that up for us to
16 decide today.

17 MAYOR VEGLIANTE: Yeah, it's really not our
18 decision.

19 MEMBER TRIMARCHI: So, let's let it go
20 before the different board and then --

21 MAYOR VEGLIANTE: Those are all valuable
22 arguments, but we have no --

23 MEMBER TRIMARCHI: Not for today.

24 MAYOR VEGLIANTE: It's not in our
25 jurisdiction. So I would suggest we pass this

1 off to the Zoning Board and let them hear the
2 comments.

3 ATTORNEY PROKOP: Can I -- can I make a
4 suggestion?

5 MAYOR VEGLIANTE: Sure.

6 ATTORNEY PROKOP: Since there's people --

7 MAYOR VEGLIANTE: *(Inaudible)*.

8 ATTORNEY PROKOP: Since there's people
9 tonight that are here that may want to comment,
10 that may or may not be available for the Zoning
11 Board hearing, what I recommend the Board does is
12 that we continue to take public comments since it
13 is a public hearing --

14 MAYOR VEGLIANTE: Sure.

15 ATTORNEY PROKOP: -- and allow people to
16 comment on the application. And then make a copy
17 of this record from tonight and make that part of
18 the record of before the Zoning Board, when the
19 Zoning Board is --

20 MAYOR VEGLIANTE: That's fine. That's a
21 good idea. I wasn't --

22 MEMBER TRIMARCHI: But when do we expect to
23 have the --

24 MAYOR VEGLIANTE: Don't misinterpret what
25 I'm saying, I was not saying that we should stop

1 people from speaking. But I just want the people
2 to understand, we don't have any control over
3 that. But that's a good comment, Joe. Gary,
4 what were you saying?

5 MEMBER TRIMARCHI: So when -- when is this
6 Zoning Board meeting going to be -- when are they
7 looking to make it?

8 ATTORNEY PROKOP: One to two --

9 CLERK SADELI: We don't --

10 ATTORNEY PROKOP: One to two months.

11 CLERK SADELI: We don't have an application
12 for the Zoning Board just yet; Jim has to prepare
13 that and send it over to the office.

14 JIM HULME: I was working on that today, so
15 I should have that into the office tomorrow or by
16 the end of the week I would say.

17 MEMBER TRIMARCHI: Great.

18 MEMBER CRAIG: Joe, I just have a question.
19 I don't see -- looking at the survey, I don't see
20 anything about a right-of-way anywhere on the
21 survey that I'm looking at. So, with that in
22 mind, does that put a wrinkle in this plan to go
23 to the Zoning Board? Is that a Planning Board
24 issue or is that a Zoning Board issue? If
25 there's a bona fide right-of-way and it doesn't

1 appear there's one on this survey --

2 LAUREN NANNARIELLO: It would have to go
3 to -- we were just notified a few days ago about
4 this by mail, so I have to go out to Suffolk
5 County Clerk when I'm out there this week; I
6 haven't been able to get out there. I will be
7 out there this week to get copies of all the
8 deeds that I have.

9 I was under the indication with the
10 previous owner of the property, Peter Fenner who
11 owned it for many years, that that was where my
12 right-of-way was. So, I think it's on my deeds,
13 I have to just pull it from Suffolk County
14 because I think he knew pretty much what was
15 what, he owned it for many years. He told me
16 where it was; it's right between the two houses.
17 So I have to obviously come up with my
18 verification of that, and I will provide that.
19 We just haven't had time to do it, I received
20 this message five days ago.

21 JIM HULME: Well, I'm not looking for a
22 final -- or even an initial decision from the
23 Planning Board tonight.

24 MAYOR VEGLIANTE: Right.

25 JIM HULME: I just wanted to introduce this

1 application and I will now renew my request that
2 it be adjourned to a future date so that we can
3 proceed to the Zoning Board and see whatever
4 relief we can -- that we need and we can get
5 there.

6 Certainly, if there's a right-of-way there
7 we'd need to take that into consideration. And
8 it's not on the survey, so the surveyor was not
9 aware of it and I was unaware of it. But we'll
10 certainly investigate that and that can be taken
11 up either in front of the Zoning Board or in
12 front of a future hearing before the Planning
13 Board.

14 LAUREN NANNARIELLO: Thank you.

15 MAYOR VEGLIANTE: Lauren, just for your
16 information, I have the certified receipts and
17 they were time stamped on May 13th. They're
18 certified mail, so.

19 LAUREN NANNARIELLO: I got mine on May 17th
20 and 745 got theirs on May 18th.

21 MAYOR VEGLIANTE: I can only tell --

22 JIM HULME: All right. Well, the date --
23 as Mr. Prokop may agree with, the date of receipt
24 is not the critical date, it's the date that it's
25 mailed.

1 MAYOR VEGLIANTE: That's right.

2 JIM HULME: And I believe we complied with
3 the Village Code as far as the date that it was
4 mailed.

5 MAYOR VEGLIANTE: And it was time stamped.

6 LYNN MACRONE: Okay. I would like to make
7 a comment.

8 MAYOR VEGLIANTE: And who are you?

9 LYNN MACRONE: Hello. My name is Lynn
10 Macrone, I'm at 734 Dune Road.

11 MAYOR VEGLIANTE: Hi, Lynn.

12 LYNN MACRONE: Hello. And so to the point
13 of notification, first of all, I did not receive
14 any notification and I am right there in the
15 survey that you're talking about. So I didn't
16 get any information, and if it wasn't for my
17 neighbor letting me know what was happening, I
18 probably wouldn't even be on this call right now.
19 So, that's number one.

20 Number two, I would like to make the public
21 comment and support 698 and Lauren at 743 to say
22 I'm against this two lots turning into three lots
23 for all the reasons that have been described,
24 because the character of the landscape that we
25 have and the 150 feet width for both lots, you

1 know, is something that is part of West Hampton
2 Dunes. And this is why we love the area and two
3 beautiful houses can be built there and it makes
4 perfect sense to do that. To shorten it up and
5 tighten it up like that is just going to create
6 another crowded area and I don't think that was
7 the original vision and character of West Hampton
8 Dunes. So, that's number two.

9 And number three simply is, you know, I am
10 at 734, so I'm on the bay side, and I was part of
11 the, I guess, judgment that Lauren was talking
12 about back in November of 2009. It had to do
13 with the property that's west of this property
14 that we're talking about, but it had to do with a
15 building restriction line that was established.
16 And I would want to make sure that that is the
17 same for the building that will be occurring on
18 these lots.

19 JIM HULME: That's certainly something we
20 were planning on exploring with the Zoning Board
21 and we will certainly do that.

22 LYNN MACRONE: And I wasn't notified, so
23 this is the first I'm able to even just kind of
24 catch up and --

25 JIM HULME: Okay. Well, the procedure in

1 the Village of West Hampton Dunes involves the
2 Village Clerk providing for me the list of
3 everybody who's entitled to notice under their
4 code and then my making a mailing of that prior
5 to a certain date and time, and we complied with
6 both of those requirements.

7 LAUREN NANNARIELLO: How does a
8 right-of-way, a private road, be considered an
9 actual property where there's no home that can be
10 built there?

11 CLERK SADELI: It was any neighbor who was
12 abutting or adjacent.

13 LAUREN NANNARIELLO: But no one lives
14 there, it's a right-of-way. It's a private road.

15 CLERK SADELI: It still came up on the GIS,
16 so that's why we sent it to Jim.

17 MAYOR VEGLIANTE: And the right-of-way is
18 owned by Eric {Nathan}.

19 CLERK SADELI: Right.

20 LAUREN NANNARIELLO: It's only 12 feet.

21 CLERK SADELI: Well, he owns it.

22 LAUREN NANNARIELLO: It doesn't effect him
23 at all. If you put five houses there it effects
24 him not at all, he parks his 12 cars there every
25 weekend anyway, so it doesn't matter who --

1 JIM HULME: Excuse me. Excuse me. It's
2 actually a separate parcel of land, it is not a
3 right-of-way, it is an actual --

4 MAYOR VEGLIANTE: It's a deeded -- right.

5 JIM HULME: -- parcel with a tax lot
6 number. That's why they were notified.

7 LAUREN NANNARIELLO: Parcel?

8 MAYOR VEGLIANTE: Yes.

9 LAUREN NANNARIELLO: The actual parcel of
10 land that --

11 JIM HULME: It's an actual parcel.

12 MAYOR VEGLIANTE: It's a deeded lot.

13 JIM HULME: Yeah, it's a deeded lot.

14 LAUREN NANNARIELLO: Really? Because I on
15 the -- I guess erroneously, am under the
16 impression that it's actually a private row.

17 JIM HULME: No, on the Suffolk County Tax
18 Map it has a tax map number.

19 LAUREN NANNARIELLO: It's taxed as a piece
20 of land and not a private road, correct?

21 JIM HULME: That's correct.

22 MAYOR VEGLIANTE: Deeded lot.

23 LAUREN NANNARIELLO: That's interesting,
24 because that's not what I show when I pulled it
25 up. Okay, I'll look into that. Thank you.

1 MAYOR VEGLIANTE: Well, then he's been
2 paying taxes for a very unusual reason. He's
3 actually paying taxes so it's a deeded lot.

4 LAUREN NANNARIELLO: See, that's a
5 different time, but I'm sure he's paying like
6 \$500 or \$300.

7 MAYOR VEGLIANTE: Whatever it is.

8 ATTORNEY PROKOP: So I wouldn't -- so the
9 Village -- I'm sorry, Mayor.

10 MAYOR VEGLIANTE: No, go ahead.

11 ATTORNEY PROKOP: So the Village Code --
12 the notice that -- if the notice provision under
13 the Village Code is the adjoining properties,
14 we -- I think we extended that in the past to
15 include the -- to include properties across the
16 street as adjoining properties. However, the
17 Village can on an application by application
18 basis, or as a matter of procedure, extend that.

19 So, in order to -- in this particular
20 application, at least moving forward, it's my
21 recommendation, if the Board would like to, that
22 you extend the notice provision for the Zoning
23 Board of Appeals and also for the next -- the
24 return of this application if it comes back from
25 the Zoning Board of Appeals to 300 feet from the

1 boundary lines of the two properties

2 MAYOR VEGLIANTE: That would be good.

3 ATTORNEY PROKOP: So it would go -- it
4 would basically go two properties in either
5 direction.

6 MAYOR VEGLIANTE: *(Inaudible)*.

7 ATTORNEY PROKOP: Instead of just one
8 property.

9 MAYOR VEGLIANTE: Lynn, that would get your
10 property in --

11 MEMBER CRAIG: Yeah, I think that's smart,
12 Joe, in the spirit of fairness.

13 MAYOR VEGLIANTE: Yeah, it makes sense.

14 JIM HULME: We will be -- he will be --

15 MEMBER CRAIG: Either that or you --

16 JIM HULME: He would be happy to do that.
17 We would be happy to do that.

18 MEMBER CRAIG: You word it as whatever
19 buildable lot is near; this is obviously not a
20 buildable lot for 300 feet. If you think that --

21 MAYOR VEGLIANTE: Yeah, maybe 300 feet
22 makes it easier.

23 MEMBER CRAIG: Yeah.

24 MAYOR VEGLIANTE: I think that makes it
25 easier and more complete.

1 that is requested is substantial and basically
2 impacts on the environment, if I didn't mention
3 that, is one of the other criteria.

4 So, I -- as compared to just -- you're
5 welcome to make any comment that you would like
6 in favor of or in opposition to the application
7 or questions about it. But when the zoning --
8 when you hear the Zoning Board discuss the
9 application, it will be in terms of those five
10 specific criteria.

11 CLERK SADELI: I have another resident who
12 has a comment.

13 PRISCILLA ADAM: Hi. This is Priscilla
14 Adam, I am at 793 Dune Road and I'd like to
15 comment on this application. I'm agnostic in
16 terms of whether it's the planning zone or the --
17 planning or the Zoning Board. I'm looking at the
18 addresses and as I drive by that's -- looking out
19 on the bay, it's one of the very few undeveloped
20 properties on the bay side and it's a great joy
21 to drive by there and have a view to the water,
22 unlike most of the other, you know, built up
23 places along Dune Road.

24 The question really comes down to -- and I
25 don't know where this gets directed, but we --

1 every time a house is sold there's a 2% real
2 estate transfer tax, and of all the properties
3 that have been sold on Dune Road in the last
4 handful of years, I can't imagine that -- I mean,
5 I would imagine that we've contributed a great
6 amount of monies into that fund. And I'm
7 wondering, and I don't know how this gets
8 approached, I mean, where is the benefit to West
9 Hampton Dunes. And, you know, might some of that
10 monies get applied to this type of a property, I
11 don't care who owns it, but to try to preserve
12 some of that great bay view and sunset view, you
13 know, on that side of the road. And jump all if
14 anyone wants to chime in.

15 MAYOR VEGLIANTE: Well, I think --

16 LAUREN NANNARIELLO: You don't need my
17 opinion, how I feel about that. But I will say,
18 it is, actually, a special -- a special part of
19 Dune Road and people do stop and pull their cars
20 over and just stand there and enjoy the sunset.
21 Thank you, Priscilla, for your comments.

22 MAYOR VEGLIANTE: Well, it's --
23 unfortunately, the 2% Community Preservation Fund
24 has been designed where the Town has complete
25 control over that money. While we do contribute

1 a very large portion of that, when it was
2 originally being proposed I got together with the
3 other Mayors out on the East End and none of them
4 listened to me. I said, *Look, we should be*
5 *entitled to getting every penny that we put back*
6 *into it back to our community.* They rejected my
7 objections and my comments and we are stuck now
8 with the fact that the Town takes the money and
9 spends it wherever they'd like and in diluting
10 the direction of that money into other issues.
11 So it's unfortunately not accessible for us
12 and --

13 PRISCILLA ADAM: What does non-accessible
14 mean? How does that --

15 MAYOR VEGLIANTE: We have no input as to
16 how the Town spends that money.

17 ATTORNEY PROKOP: Well, the Town -- the
18 Town -- what's called the CPF balance, the CPF
19 Fund in the Town now, the 2% fund, I think is in
20 excess of a billion dollars, or it's
21 approximately a billion.

22 MAYOR VEGLIANTE: They have more money --
23 they collect more money in the Town CPF Fund than
24 they do in their real estate taxes.

25 ATTORNEY PROKOP: One billion dollars and

1 like -- a quick calculation of the amount that's
2 probably been raised in the Village might be
3 something like 20 million or \$30 million since --
4 \$20 million since we started. They're -- other
5 East End Villages have made proposals to their
6 Town CPF boards and one -- I know of at least one
7 project that was successful; actually, I think
8 two projects in different towns that were
9 successful in garnering money for projects. So
10 the application could be made if the Village has
11 an interest in that.

12 MEMBER CRAIG: For projects.

13 ATTORNEY PROKOP: For preservation.

14 ARAM TERCHUNIAN: Mr. Mayor, can I speak
15 for a moment, please? Mr. Mayor, can I speak for
16 a moment?

17 MAYOR VEGLIANTE: Who is it?

18 ARAM TERCHUNIAN: Aram; this is Aram.

19 MAYOR VEGLIANTE: Yeah, go right ahead.

20 I'm sorry.

21 ARAM TERCHUNIAN: So, I've actually
22 participated in several CPF funded transactions
23 and the procedure is, number one, the Town has a
24 list of properties that they have identified as
25 desirable. So, if you are on that list of

1 properties then you can petition the town -- the
2 town is -- has already decided they're willing to
3 buy it; the question is can they reach an
4 agreeable number between the owner and the Town.
5 And it has to be an arm's length transaction.

6 MAYOR VEGLIANTE: Yep.

7 ARAM TERCHUNIAN: It cannot be forced. The
8 buy -- the seller must be a willing seller. So,
9 I can investigate that list and I can tell you if
10 these properties are on that list or not. If the
11 properties are not on that list, then it takes a
12 resolution of the Town Board to amend the plan to
13 put those properties on the list. But again, no
14 matter what, it must be an arm's length
15 transaction. It must be a willing seller who's
16 willing to sell for the number that the Town is
17 willing to buy.

18 ATTORNEY PROKOP: One of the other things
19 that's happened in other villages is that the
20 County also has a Clean Water Fund and they --
21 what they've done in other villages is to combine
22 funding where CPF money is used in conjunction
23 with County money. Sometimes also the local
24 municipality puts up money to make it more
25 enticing to the government bodies that are

1 involved and not one body taking on the full
2 load. So that's something else that's possible.

3 MAYOR VEGLIANTE: It's really market when
4 they have billions of dollars in their fund, but
5 it doesn't have to be a willing seller. So, I --

6 LAUREN NANNARIELLO: Well, Gary, can I say
7 something?

8 MAYOR VEGLIANTE: Sure.

9 LAUREN NANNARIELLO: So, I know for a
10 fact -- I can speak on her behalf, she couldn't
11 be here tonight because they have previous
12 commitments -- that 745, who just purchased the
13 property, requested to buy the 120 feet across
14 from the home when they bought the property and
15 the owner turned them down.

16 I am also aware, if Lynn doesn't mind me
17 saying her name, she also has expressed serious
18 interest in buying 738 which is next to her
19 property and was never -- they never returned
20 phone calls, so.

21 MAYOR VEGLIANTE: Yeah.

22 LAUREN NANNARIELLO: So, we -- there's --
23 we could probably do something if it was created
24 to at least preserve part of that land because
25 there's willing participants who want to preserve

1 the land. But will the owner allow that?

2 MAYOR VEGLIANTE: That's the issue.

3 LAUREN NANNARIELLO: Did the owner -- can
4 we -- Mr. Hulme, Jim, can we -- can we be told if
5 Mr. Cooper is still the owner of these LLCs?

6 JIM HULME: He's not.

7 LAUREN NANNARIELLO: Okay, that's what I
8 was -- so he sold them off.

9 JIM HULME: He did.

10 LAUREN NANNARIELLO: Okay. So, if the
11 person who's going to be building two homes there
12 has two homes, he -- do you think he would
13 consider selling the land?

14 JIM HULME: I can -- I'm happy to ask him;
15 I'm not making any promises one way or the other.

16 LAUREN NANNARIELLO: Okay.

17 ATTORNEY PROKOP: Do we have an
18 authorization in the file signed by the manager
19 of both LLCs?

20 JIM HULME: Yes.

21 ATTORNEY PROKOP: The current manager?

22 JIM HULME: Yes.

23 ATTORNEY PROKOP: And who is that?

24 LAUREN NANNARIELLO: Alex {Empinacci}.

25 JIM HULME: Yes, what she said. Thank you.

1 ATTORNEY PROKOP: I'm sorry, what she said?
2 Who is it?

3 JIM HULME: Alex {Empinacci}.

4 ATTORNEY PROKOP: Okay.

5 JIM HULME: Not a secret.

6 MAYOR VEGLIANTE: He's also not related to
7 our current resident Charles, so don't go yelling
8 at Charles.

9 (*Laughter*)

10 It's not his -- there's no relation.

11 LAUREN NANNARIELLO: But he's {Anastasia},
12 that's different. AA (laughter).

13 MAYOR VEGLIANTE: Just making sure
14 everybody understands that.

15 MEMBER CRAIG: Any other public comment?

16 (No Response)

17 ATTORNEY PROKOP: I just have one question
18 for Mr. Hulme. Is that -- this change that you
19 just mentioned, is that a -- there wasn't a
20 change -- so in other words, it wasn't a change
21 in the deed, there was a sale of the LLC
22 interest?

23 JIM HULME: The LLCs purchased the
24 property, the two LLCs.

25 ATTORNEY PROKOP: Because on the -- I

1 looked at the GPS records of the Town, if I'm not
2 mistaken it still has --

3 JIM HULME: It hasn't -- the deed record
4 has not caught up yet with the GIS record.

5 ATTORNEY PROKOP: So who was the -- who was
6 the deed from; from who to who?

7 JIM HULME: I don't have that information
8 in front of me, but I think it was from
9 Mr. Cooper to the LLC.

10 LAUREN NANNARIELLO: Mr. Cooper had an LLC
11 on one of the properties.

12 JIM HULME: That may be the case. I don't
13 have that information in front of me.

14 ATTORNEY PROKOP: I think that the Town
15 records have the LLCs, but they have Mr. Cooper
16 as the billing address.

17 JIM HULME: That could very well be, but
18 that's incorrect; but that's not our error,
19 that's the Town's error.

20 PRISCILLA ADAM: So, I'm sorry, Priscilla
21 Adam again. Could we please put an agenda item
22 forward to consider or have a discussion about
23 putting some of those properties; there are some
24 properties on that list to be conserved.

25 MEMBER CRAIG: The properties have already

1 been sold. They're privately owned. You would
2 need a willing -- the LLCs would need to want to
3 sell the property.

4 MAYOR VEGLIANTE: They would have to
5 approach us and say we'd like to be put on the
6 list.

7 MEMBER CRAIG: Right.

8 MAYOR VEGLIANTE: That's -- I think that's
9 the only fair way to do it. Certainly, you know,
10 we don't want the see people getting -- being put
11 on a list that they don't want to be on.

12 PRISCILLA ADAM: That was just a
13 suggestion. When properties come up for sale, is
14 there any way to earmark them or have a watch or,
15 you know, some kind of an alert so that when
16 properties come up that they might be considered.
17 I mean, I think this is in the best interest of
18 the Village in the long run.

19 LAUREN NANNARIELLO: Absolutely.

20 PRISCILLA ADAM: We just want to see a wall
21 of houses up and down the street.

22 LAUREN NANNARIELLO: Absolutely.

23 MEMBER CRAIG: I'd be guessing here, but I
24 don't think this was an on-market transaction.
25 I'm guessing this was an off-market transaction.

1 MAYOR VEGLIANTE: This property was
2 never --

3 MEMBER CRAIG: It never saw the market.

4 MAYOR VEGLIANTE: Just a point of interest,
5 this property was never listed.

6 ARAM TERCHUNIAN: Mr. Mayor, Aram again.
7 Just a point of information. There is a list in
8 Town Hall, which I can research and determine if
9 this property is on the list. If the property is
10 on the list, the Town will likely make an offer
11 because they've already determined that it is --
12 this property would be desirable.

13 If the property is not on the list, then
14 some entity would have to petition the town and
15 ask for it to be put on the list. But in order
16 for the Town to entertain that, they would have
17 to know that there was a willing seller. There's
18 no sense of putting a property on the list if the
19 owner is not willing to sell.

20 MAYOR VEGLIANTE: Right.

21 LAUREN NANNARIELLO: Well, maybe Mr. Hulme
22 can tell the owner we have some options we want
23 to present to him before he goes for his --

24 ARAM NERCHUNIAN: I think he agreed to do
25 that.

1 LAUREN NANNARIELLO: Thank you.

2 ATTORNEY PROKOP: It would be -- as Aram
3 said, so it would be a resolution of the Board of
4 Trustees if you wanted to explore that. And, you
5 know, I think the willing seller asked that it
6 would be at a number, you know, that the number
7 would have to be -- you know, be a figure that
8 would have enticed a willing -- somebody to
9 become a willing seller.

10 But I think that the -- like I said before,
11 transactions that I've experienced -- have
12 experience within villages included ones where
13 they were joint, they were jointly done with the
14 County and the Town and the Village. So, you
15 know, I think that that -- and they were not on
16 the list originally, so -- but it would -- this
17 whole thing would start with a resolution of the
18 Board if you were interested in doing it. Just
19 to explore that.

20 MEMBER CRAIG: Can I ask a question, Jim
21 Hulme? Can I just ask you a quick question?

22 JIM HULME: Sure.

23 MEMBER CRAIG: Jim, when did the title --
24 when did this transaction occur; do you know?

25 JIM HULME: Sometime in the last six

1 months.

2 MEMBER CRAIG: Okay. And it's public
3 record, or will be public record, the amount of
4 that transaction?

5 JIM HULME: Yes, I would think so.

6 MEMBER CRAIG: Are you at liberty to say
7 what that is or do you have --

8 JIM HULME: I did not represent the
9 purchaser in the purchase of the property, so I'm
10 unaware of what the price was.

11 MEMBER CRAIG: Okay. I was just --

12 JIM HULME: Once we can get a copy of the
13 deed you can count the tax stamps and you can
14 figure out how much --

15 MEMBER CRAIG: Right.

16 JIM HULME: How much was paid.

17 MEMBER CRAIG: Okay.

18 CLERK SADELI: I have copies of the deeds
19 in the office.

20 MAYOR VEGLIANTE: The transfer of deed?

21 MEMBER CRAIG: Well, we're looking for the
22 transfer, we're looking for the number.

23 CLERK SADELI: And it has the sale price on
24 it.

25 MAYOR VEGLIANTE: Oh, it does?

1 CLERK SADELI: Uh-huh.

2 ROBERT MAYER: The person would be a more
3 willing seller if they knew they couldn't get two
4 lots into three and that they were left with two.
5 Because obviously this is purely looking to
6 subdivide it for three to build three homes and
7 sell them, obviously.

8 MEMBER CRAIG: Well, Bob, as you know, the
9 the Village is not at liberty to comment on that.

10 ROBERT MAYER: I know. But it's okay --

11 MEMBER CRAIG: And it's not our business to
12 speculate.

13 MAYOR VEGLIANTE: It's not our business.

14 ROBERT MAYER: Okay. But since it's --

15 MEMBER TRIMARCHI: We should move on from
16 here, we know what --

17 JIM HULME: What is actually obvious here
18 is that I have a client who has purchased
19 properties with his own funds to develop in the
20 manner in which he seems appropriate. There's
21 certain relief that this Board as well as the
22 Zoning Board needs to provide before he can
23 proceed in the manner in which he wishes to
24 provide, but the law allows him to do all of this
25 and I -- you know, I indicated that I would be

1 happy to inquire of my client, but I don't want
2 to encourage the Board to get very far down the
3 road --

4 MAYOR VEGLIANTE: Right.

5 JIM HULME: -- about a resolution or
6 anything like that because it's probably a
7 non-starter. You know, I indicated only that I
8 would ask the question, but I don't have any
9 reasonable expectation that the answer that you
10 all are looking for is the answer that's going to
11 come back, so.

12 MAYOR VEGLIANTE: I would like to caution
13 everyone to realize that (*indiscernible*) lot
14 would only require 15-foot plus side yards, so
15 you'd have a very large structure occupying a
16 very large majority of that lot. So we should
17 think about this as a group and think about the
18 amount of open space that's here by creating
19 smaller lots. It may be surprising for you to
20 see.

21 LAUREN NANNARIELLO: You're saying it's
22 better to do smaller lots?

23 MAYOR VEGLIANTE: Better is everybody's
24 individual position.

25 LAUREN NANNARIELLO: I don't agree.

1 JIM HULME: And I also would caution about
2 describing these as --

3 MAYOR VEGLIANTE: I didn't say what you're
4 disagreeing to.

5 JIM HULME: These are 40,000-square foot
6 lots. These are not small lots, these are --

7 LAUREN NANNARIELLO: They're the ones
8 across the street.

9 JIM HULME: These will still be among the
10 largest lots in the Village.

11 LAUREN NANNARIELLO: Right.

12 MAYOR VEGLIANTE: That's correct.

13 LAUREN NANNARIELLO: And so are the ones
14 across the street and then Charles, 747 is a
15 100-foot lot and then 749 is an 80-foot lot. So,
16 I mean, it's not like you're putting that around
17 50-foot lots, it's going to be around 120-foot
18 lots.

19 JIM HULME: Right. Well, we will review
20 all that with the Zoning Board when we get there.

21 MAYOR VEGLIANTE: Those are all real issues
22 that will be explored with the Zoning Board. So
23 I encourage you all to attend those meetings
24 regardless of what personal meeting you may have.
25 Those are the meetings where you could really

1 make an impact.

2 LAUREN NANNARIELLO: Are you going to --
3 are in-person meetings going forward, Gary?

4 MAYOR VEGLIANTE: Pardon?

5 LAUREN NANNARIELLO: In-person meetings at
6 906?

7 MAYOR VEGLIANTE: I don't know, it all
8 depends on how the Monkey Pox and COVID,
9 everything else.

10 LAUREN NANNARIELLO: Oh.

11 MAYOR VEGLIANTE: I'm just telling you,
12 that's the way it is, so. I'm hopeful that it
13 will be an open Public Meeting.

14 LAUREN NANNARIELLO: There's no -- there's
15 no restrictions right now at this point, is
16 there?

17 MAYOR VEGLIANTE: There's currently mask
18 restrictions coming back, and they're talking
19 about --

20 MEMBER TRIMARCHI: It's not getting any
21 better.

22 MEMBER CRAIG: But there's no restrictions
23 as to public access, so one way or the other --

24 MAYOR VEGLIANTE: Right.

25 MEMBER CRAIG: -- you'll have public access.

1 MAYOR VEGLIANTE: You'll have public
2 access. You will definitely have public access.

3 MEMBER CRAIG: Yeah.

4 MAYOR VEGLIANTE: I'm hopeful we'll have it
5 at 906.

6 MEMBER CRAIG: And you'll have notice.

7 LAUREN NANNARIELLO: Thank you

8 MAYOR VEGLIANTE: And they've got --
9 pardon?

10 LAUREN NANNARIELLO: Hopefully more than
11 five days next time, but it's okay, we'll be
12 there.

13 MAYOR VEGLIANTE: They complied with the
14 law, they were mailed out on -- certified on the
15 13th, so.

16 LYNN MACRONE: And do you have my mailing
17 address, Jim?

18 JIM HULME: What address are you at?

19 LYNN MACRONE: Well, it's 20 East 68th
20 Street in Manhattan.

21 JIM HULME: Is that the record address you
22 have with the Village?

23 LYNN MACRONE: Yes.

24 JIM HULME: Because my obligation is to
25 mail to the address of the required lots based on

1 the address that's on record with the Village.

2 MAYOR VEGLIANTE: That's our record, Lynn?

3 LYNN MACRONE: Yep.

4 MAYOR VEGLIANTE: Okay.

5 JIM HULME: If that's their record, then --
6 and you're within 300 feet, you'll get the
7 notice.

8 LYNN MACRONE: Good.

9 MAYOR VEGLIANTE: Okay.

10 MEMBER CRAIG: Okay.

11 MAYOR VEGLIANTE: Okay. So we need a
12 motion. Joe, what's the motion?

13 ATTORNEY PROKOP: I think what you should
14 do at this point is to continue the -- have a
15 motion to continue the public hearing --

16 MAYOR VEGLIANTE: Okay.

17 ATTORNEY PROKOP: -- and allow -- at that
18 point the applicant will have a choice to do one
19 of three -- to do one of three things. The
20 applicant can withdraw the application, the
21 applicant can modify the application to try to
22 make it conforming, or the applicant can proceed
23 to the ZBA. But the vote -- the resolution --
24 the vote and the resolution would be to continue
25 the public hearing.

1 MAYOR VEGLIANTE: Okay.

2 MEMBER CRAIG: Yeah, I'll make that motion,
3 continue the public hearing.

4 MEMBER TRIMARCHI: I'll second.

5 MAYOR VEGLIANTE: Second by Gary. All in
6 favor?

7 MEMBER CRAIG: Aye.

8 MEMBER TRIMARCHI: Aye.

9 MEMBER EFF: Aye.

10 MEMBER GESSIN: Aye.

11 MAYOR VEGLIANTE: None opposed.

12 ATTORNEY PROKOP: I just want to say for
13 the record, since we're in a public meeting now,
14 is that the lot width was the cited conformity
15 for not acting on this tonight. But there may be
16 other non-conformities that exist with this
17 project after it's reviewed thoroughly by the
18 Village and also by the ZBA.

19 MAYOR VEGLIANTE: Okay. And what about the
20 notice change to 300 feet?

21 ATTORNEY PROKOP: It's my recommendation
22 that the Board vote to extend the written
23 notif -- the written notification requirement to
24 10 days mailing to all property owners within 300
25 feet of a boundary of either one of the two

1 properties involved.

2 JIM HULME: And across the street as well,
3 Joe?

4 ATTORNEY PROKOP: Yeah, that would be
5 within 300 feet, yes.

6 JIM HULME: Okay.

7 MAYOR VEGLIANTE: Motion?

8 MEMBER TRIMARCHI: Motion.

9 MAYOR VEGLIANTE: Gary. Second?

10 MEMBER CRAIG: Michael.

11 MAYOR VEGLIANTE: All in favor?

12 MEMBER CRAIG: Aye.

13 MEMBER TRIMARCHI: Aye.

14 MEMBER EFF: Aye.

15 MAYOR VEGLIANTE: Aye.

16 MEMBER GESSIN: Aye,

17 MAYOR VEGLIANTE: Any opposed? No.

18 Okay. You know, we'll have a motion to
19 close the hearing, right?

20 ATTORNEY PROKOP: So, do we just continue
21 the --

22 MEMBER EFF: We just continue it.

23 MAYOR VEGLIANTE: Okay. So what do we do;
24 how do we go into our regular meeting?

25 JIM HULME: Thank you all for your

1 attention. Rest assured that all of the comments
2 that were shared with me tonight will be shared
3 with my client.

4 MAYOR VEGLIANTE: Very well.

5 JIM HULME: And I look forward to further
6 discussion before this Board as well as the
7 Zoning Board and continued public input, so.
8 Thank you very much and good night to all.

9 MAYOR VEGLIANTE: Good night. Be well.

10 CLERK SADELI: Good night, Jim.

11 ***(*The hearing was closed at 8:29 p.m. *)***

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