



SALTAIRE YACHT CLUB, INC.

May 3rd, 2011

Dear Fellow Saltarian

As you may have heard, there will be a continuation and, hopefully, a conclusion of the Saltaire Yacht Club variance application on May 14th at 10:30 a.m. This hearing started on October 30th, was continued on February 20th and was adjourned until May 14th. Some questions or requests from the Zoning Board of Appeals (ZBA) during the February 20th hearing required the production of additional information and documents by the Yacht Club; so the ZBA continued the hearing in order to obtain that information. It is our understanding that the primary purpose of the May 14th hearing is to get answers to these questions. All testimony discussed at the previous hearing is already part of the record and need not be reintroduced again.

The reason I am writing to all Village residents rather than just Saltaire Yacht Club members is that a campaign of misinformation has been conducted over the winter. The campaign has distorted the issues and has leveled charges against the Saltaire Yacht Club that have no basis in fact. It is important that these be corrected. Having served the Saltaire community for over a hundred years, the Club values its reputation and its relationship with its neighbors.

Variance Application. Our variance application is a request for permission to keep the existing dimensions of our deck on Marine Walk, and to expand the Club's foot print approximately 14 inches to the east. That's right, 14 inches. Our deck does not conform to the set-back law that went into effect decades after the Club was built. The Village policy is that, when a resident or organization wishes to renovate such a non-conforming structure, the non-conforming feature must be torn down or granted a variance. That is the variance for which we applied.

Second Floor Storage. We are applying to add approximately 800 sq. feet of second floor storage. Under the proposed renovation we are losing a significant amount of storage space above the bar. The new space is needed to store the items that were previously kept there and some items that are presently kept on the stage or in overcrowded closets in the south section of the building. Significantly, this addition complies with all Village building requirements. It meets the Village height requirements and is, in fact, lower than the neighboring houses. It also complies with the Village setback requirements. At the October hearing, Robert Mayers, who serves as Chair of the Architectural Review Committee said: "I just want to say that I think Nick's (Petschek) plans are masterfully done. I think he's addressed all the aesthetic issues, the massing issues, the structural issues I think you did a great job."

Enclosed please find a rendering of what the building will look like when completed. You may wonder why the issue of the second floor is even being



discussed by the ZBA since it does not require a variance. However, if a property owner requests a variance for anything, even to rebuild an existing deck as we are doing, the ZBA can review the entire structure and rule on aspects of the renovation that have nothing to do with the actual variance application.

"Suing the Village". Here is an absolute, no-wiggle-room fact: the Saltaire Yacht Club has not sued or threatened to sue the Village. We have a history of working closely with the Village. When there are differences, as there are from time to time, we always work them out. I wrote a lengthy letter to our members in response to this unfounded accusation. It is available on line at: www.saltaireyc.org under "Letters and Forms"; click "March 2011 e-mail response".

Housing. Some have expressed concern that the Saltaire Yacht Club Board is planning to build housing for employees at the Club. In order to allay any such concerns, the Club has proposed a restrictive covenant under which we would agree never to build housing for employees unless it is specifically approved by the Village Board of Trustees. As well, we propose to grant the Village the right to inspect the Club any time in order to demonstrate that we are not housing any staff. These guarantees should put to rest any concerns that the Club can secretly add housing (as if there were any secrets in Saltaire).

The Club. Since this letter is being sent to all property owners, even those who are not members of the Saltaire Yacht Club, I invite you to join the Club. Our food service last year was better than ever, and our concessionaire, Liam Beardsley, is returning this year. Why eat at the crowded restaurants in Kismet and Fair Harbor when you can enjoy good dining at the Yacht Club? If you are interested in tennis, sailing, poker, bridge, exercise class, dancing, karaoke (yes) or any of a dozen other activities, they are all available to our Club members. Check out our website at: www.saltaireyc.org.

Please contact me at 583-5413 or e-mail me at rotennis@aol.com if you have any questions about this letter.

Sincerely yours,

SALTAIRE YACHT CLUB, Inc.

RoseAnn Trentacoste
Commodore

