VILLAGE OF GREENPORT

PLANNING BOARD

WORK SESSION

January 30, 2014

5:00 p.m.

Meeting held at the Greenport Firehouse

236 Third Street, Greenport, New York 11944

Appearances:

Pat Mundus - Acting Chair

Ben Burns

Chris Dowling

Peter Jauquet (Not Present)

Devin McMahon (Not Present)

David Abatelli - Village Administrator

David Corwin
(Whereupon, the meeting was called to order at 5:08 p.m.)

ACTING CHAIR MUNDUS: We're ready to begin the meeting of the Planning Board. Our Chairman, Peter Jauquet, is not here today, so I'm Acting Chairman today.

And we'd like to welcome Chris Dowling as a new member of the Planning Board.

This is the work session. And Item #1 is Jim Olinkiewicz, owner of 510 Madison Avenue and 407 Kaplan Avenue, which is the old Kaplan Market, has recorded a permanent easement to provide a shared driveway on 510 Madison Avenue for access to three parking spots on the Kaplan Market property for the 407 Kaplan Avenue residence. A final survey
has been submitted for review.

This is the final survey. We were just looking at that a minute ago.

The other thing that has to do with this discussion is that we received an email correspondence from a concerned neighbor who thought it was important enough to take photographs of the 510 Madison Avenue property and send it to everybody in the Planning Board, and to the Building Inspector and to the Village Administrator, pointing out that even though we had gone through a lot of discussion with Mr. Olinkiewicz, who was very helpful and cooperative in modifying his original parking plan to meet the Planning Board's desires, the people weren't using it.

And I would just like to point out that the Planning Board does everything we can to plan the best use of the property for the benefit of the residents and the community, but once it leaves the Planning Board, we
plan, we don't enforce. So we hope that
Mr. Olinkiewicz will address this, and it
doesn't have to get to a code violation, you
know, point.

MS. REA: Yes.

ACTING CHAIR MUNDUS: They should use
the parking places, not just trash out the
front yard by parking every which way. But
that -- you know, that dialogue has an impact
on this, because this shared driveway here is
for one, two, three, four, five, six, seven
different parking places.

MS. REA: Right.

ACTING CHAIR MUNDUS: So, you know, we
could talk about it here, but it's my wish
that we get, you know, a commitment from the
property owner to make sure that people are
actually using the designated parking places
we asked him for, because it only it takes one
guy to screw up six other parking places here.
MS. REA: Absolutely, absolutely. And this is the first I heard about this today, this morning. Mr. Olinkiewicz is away, out of town, he couldn't be here, but I told him about it, and he told me that he will take steps to be certain from here on out that the Planning Board -- the parking plan, as filed, is followed to the extent that he will include it in the leases, to be certain that the leaseholder understands. And he'll do anything else that's necessary, including putting up a decorative fence to keep -- you know, to make sure it doesn't happen --

ACTING CHAIR MUNDUS: Okay.

MS. REA: -- anymore.

ACTING CHAIR MUNDUS: Okay, because it's --

MS. REA: He wanted me to assure you that it would not happen again.

ACTING CHAIR MUNDUS: Okay. Well, we can take his good word on it, and let's just
hope it doesn't -- I mean, if it really turns into a problem here, it's going to impact two properties now, not just one.

MS. REA: Right, I understand that.

ACTING CHAIR MUNDUS: Okay.

MS. REA: I do understand. And it is a cleverly designed plan, and it certainly does need to be followed, without question.

ACTING CHAIR MUNDUS: Right.

MS. REA: As I understand it, it is permissible, then, for one of the cars -- may I approach?

ACTING CHAIR MUNDUS: Yeah, please.

MS. REA: Thank you. It is permissible, then -- Mr. Abatelli just -- I just want to be sure, just so I understand. The parking is in back.

MR. ABATELLI: I think what this is considered here, there's like a little --

MS. REA: Yes.

ACTING CHAIR MUNDUS: Yeah.

MR. ABATELLI: It's one wide and so one
car can pass by.

MS. REA: There's one here and three in the back.

MS. REA: So one can go here, sort of parallel to the driveway.

MR. ABATELLI: Yeah, just kind of like pulling into the side, so that --

MS. REA: Okay.

MR. ABATELLI: The most important thing, which did seem to be the case, is that the driveway itself --

MS. REA: Right, right.

MR. ABATELLI: -- stays empty really all the time.

MS. REA: Right, absolutely.

MR. ABATELLI: That's the most important thing.

MS. REA: Right, okay. I'm going to go back and tell the tenant that the car -- I made him move the car from here, but I'm going to go back and tell him that that can be
replaced, but that -- and I have let the ones
know --

ACTING CHAIR MUNDUS: To be fair, he
probably thought he was doing the right thing

by pulling farther off the thoroughfare.

MS. REA: He may have thought so. You
know, they were really very sorry and didn't
realize that anything was wrong, so this isn't
a willful violation.

ACTING CHAIR MUNDUS: Yeah, okay, sure.

Is there anymore discussion on this?

MR. BURNS: And then you pointed out,
we're not in the enforcement business, we
present a plan -- approve a plan that is
equitable for everybody as best we can.

ACTING CHAIR MUNDUS: And please thank
Mr. Olinkiewicz, because he has been very
compliant and very helpful in, you know,
taking our input and to try to protect the
rest of the neighborhood, so thank you.

MS. REA: I will do that. Thank you.
ACTING CHAIR MUNDUS: Thank you very much.

MS. REA: Thank you.

ACTING CHAIR MUNDUS: So Item #2 is --

MR. BURNS: That will go on the agenda for next week?

ACTING CHAIR MUNDUS: Right, we'll formally accept the easement; is that right?

MR. ABATELLI: Right. And the Village Attorney will -- as best as we can plan at this point, will be here at that time when we actually --

ACTING CHAIR MUNDUS: Okay, good.

MR. ABATELLI: If we take any votes, to make sure our language is correct.

ACTING CHAIR MUNDUS: Okay. So Item #2 is Imran Qasim Khan. Did I pronounce it correctly?

MR. KHAN: Yes.

ACTING CHAIR MUNDUS: Thank you. Owner
of Layyah Corporation has requested a use
evaluation for the addition of a car service
office/operation into the existing convenience
store office. The store is located at 331
Front Street.

How many -- this is a taxi service,
right? It's not --

MR. KHAN: Yes.

ACTING CHAIR MUNDUS: You said private
car, but what you really mean is taxi; someone
phones you, you tell the dispatcher to tell a
car to go pick someone up, right?

MR. KHAN: Right.

MR. ABATELLI: Imran, we'll ask you to
go to the mic and then you could have an
exchange. And just give your name, please.

MR. KHAN: Imran Qasim Khan.

ACTING CHAIR MUNDUS: Okay. So he also
included this text.

MR. DOWLING: Yeah, right there.

ACTING CHAIR MUNDUS: Okay. How many
MR. KHAN: Starting with just one right now, and then adding another one, hopefully, in April. We're just planning to start with the two cars. And I was here for the -- we need it in the Town, basically. It's small. I mean, I have seen the other operation of the other companies. They were doing it like Hometown and Cindy Taxi, but they have already closed their operation, and some are -- the Hometown is operated by Southampton. Basically, we don't have anything here locally.

ACTING CHAIR MUNDUS: Yeah, I think that's Hometown's business model, they buy up other small taxi companies and they have a huge umbrella.

MR. KHAN: That's what they're doing, but they are located in the Town of Southampton.
ACTING CHAIR MUNDUS: Yeah.

MR. KHAN: And nothing is here from -- I mean, not even the Town of Southold, we don't have anything in the whole town.

ACTING CHAIR MUNDUS: Right.

MR. KHAN: So that's why I thought it is better, because in front of my store is a hotel and they ask for it. Sometimes they ask for it, and I talked to a couple of owners and they told me it is a good idea to start up something, a good service, because here to -- people can commute in the wintertime. And I heard a lot of other things, that people, they get a DWI, or something like that, this way they will have some access.

And even if you try to get the taxi ride now, they will tell you the taxi is going to be here like in half an hour, 45 minutes. If you call again after 45 minutes, they're going to give you another excuse for the 15, 20 minutes.

ACTING CHAIR MUNDUS: Right.
MR. KHAN: That was my immediate concern, that I should start something. I already established one business, and I was thinking, because it's a small operation, basically it's telephone-based, we don't need even a specific location. I already have the location, that's why I put something on the board. This way it's going to be easy. And my store operation is late night, and the people, they will still have access to come to the store and they can ask for the taxi, too.

ACTING CHAIR MUNDUS: Where will the cars be when they're not out picking up customers?

MR. KHAN: In the back of the store.

ACTING CHAIR MUNDUS: Okay.

MR. KHAN: I have enough space for the two or three cars. We can park easy. It's not going to be used on the property. And the property, if you survey my property, I already have extra space.

ACTING CHAIR MUNDUS: Right.
MR. KHAN: I was given permission for the five parking spaces and one handicapped. I still have that extra space, which is good enough for the three more parking spaces.

ACTING CHAIR MUNDUS: Oh, good. Okay. And will there be any extra signage, or how late will it be? Will there be lights there, extra lights or anything?

MR. KHAN: It's not, it's the same -- I just give the idea to put the small sign, like a four-by-six sign. This way people, they can read it. We have -- I would put it on the top of the office, and this way people, they can read that sign there, the taxi service is available in town.

ACTING CHAIR MUNDUS: Okay.

MR. BURNS: We don't need to hold a hearing about this, do we?

MR. ABATELLI: No, I don't see why there'd be a hearing.
MR. BURNS: Okay.

MR. ABATELLI: But maybe a little more
detail of the sign and some of the other
information might be necessary, but no.

ACTING CHAIR MUNDUS: Sign and lighting.

MR. DOWLING: The sign has to it into
the Village Code requirements.

MR. KHAN: I provided the sign, what

kind of sign it's going to be.

ACTING CHAIR MUNDUS: We just need a
sketch of it to know whether it has lights on
it, or unlighted, or --

MR. KHAN: It's going to be the same
thing, unlighted. We have -- we already have
the one sign, which is a bigger sign, but this
is going to be the smaller sign.

ACTING CHAIR MUNDUS: Okay.

MR. DOWLING: And the sign just has to
fit into the Village Code for a sign to see.

MR. KHAN: Yes. They don't allow the
sign -- I mean, lighted signs.
ACTING CHAIR MUNDUS: No. So we just need to have some sort of sketch, so we know what it is, that goes into the file.

MR. KHAN: Sure.

ACTING CHAIR MUNDUS: Okay.

MR. BURNS: Maybe a drawing of the parking, sketch of the parking.

MR. KHAN: I think I provided to Eileen like --

MR. DOWLING: We just have a -- just a marking of where the office will be in the building, so nothing with the parking.

ACTING CHAIR MUNDUS: Yeah. All we have is the building floor plan.

MR. KHAN: Yes.

ACTING CHAIR MUNDUS: But if we could see the survey that shows where the parking will be next time.

MR. KHAN: Sure, I can provide that.

MR. DOWLING: And the parking in the
back, is that already being utilized for staff
or --

MR. KHAN: No, just using for ourself. We basically have a trash can in the back and
nothing else. We are not using it for
anything.

MR. BURNS: Looks like a good thing.

MR. DOWLING: Yeah. I mean, there's
definitely need for it, because, I mean, like
you said, if you call for a taxi around here,
it takes ages to get one, so.

ACTING CHAIR MUNDUS: And the Marina,
they need the taxi.

Well, great. I don't have anymore
questions.

MR. BURNS: Thank you.

MR. ABATELLI: Imran, so if you could

come in and see Eileen possibly tomorrow, but
if not tomorrow, Monday or Tuesday, and I'll
speak with her, the three of us, to figure out
just really what you need, because this group
meets again next Thursday.

MR. KHAN: Yes.

MR. ABATELLI: So we can possibly get this stuff all together --

MR. KHAN: Sure.

MR. ABATELLI: -- by then, just to get a little more -- for a little more details.

MR. KHAN: A little more details, sure.

ACTING CHAIR MUNDUS: Thank you very much.

MR. KHAN: Thank you.

ACTING CHAIR MUNDUS: Good luck.

MR. KHAN: Thank you.

ACTING CHAIR MUNDUS: Okay. So Item #3 is Mariana Solano has requested a use evaluation. She has proposed the installation of a hair salon at 120 and 122 Front Street. The building is zoned as Commercial/Retail and is a permitted use.

Is Ms. Solano here?

MS. SOLANO: Yes.
ACTING CHAIR MUNDUS: Would you like to explain?

MS. SOLANO: Hello. My name is Mariana Solano, and I like this town. I would like to put a little bit -- can you give me opportunity for this to start a little business, hair salon? I have a long-time experience. I like this town and I see it's good, and good for me, so very nice.

ACTING CHAIR MUNDUS: So your floor plan here, I believe that your County health permit is pretty much driving how everything will have to be on your floor plan, your sink, and your drainage, and bathroom, and all that, right?

MS. SOLANO: All is ready, but before it was -- this shop, this shop is ready, the sink is ready.

ACTING CHAIR MUNDUS: Okay.

MS. SOLANO: The three is there, and now pick it up and only -- yeah, only put up one. One wash hair.
ACTING CHAIR MUNDUS: Okay.

MS. SOLANO: No more. It's little.

ACTING CHAIR MUNDUS: So it will be

men -- for haircuts for men and women, right?

MS. SOLANO: Yes, yes.

ACTING CHAIR MUNDUS: Okay. What will your hours be?

MS. SOLANO: I live at 772 -- oh, I'm sorry. I think six days.

ACTING CHAIR MUNDUS: Six days.

MS. SOLANO: Yes.

ACTING CHAIR MUNDUS: And will you open late at night, or what time will you close at night?

MS. SOLANO: Ten a.m. until six p.m.

ACTING CHAIR MUNDUS: Oh, good. Okay.

MS. SOLANO: Yeah.

MR. DOWLING: What's in that space now?

ACTING CHAIR MUNDUS: That used to be the tea shop.

MR. DOWLING: Oh, okay, the tea shop.
ACTING CHAIR MUNDUS: Yeah, the brick patio square that's across from the post office.

MR. DOWLING: Okay.

ACTING CHAIR MUNDUS: Yeah. So we also will need to have a drawing of your signs.

MS. SOLANO: Yeah, but before it was a little sign in the corner. Yeah, the owner, he put it up over there. It's small.

ACTING CHAIR MUNDUS: It's small, okay.

MS. SOLANO: And I would like to put a little bit -- sign in the front. We need it to see people.

ACTING CHAIR MUNDUS: Right.

MR. SOLANO: I can explain. I'm sorry, I can explain. I have a picture. They take pictures.

ACTING CHAIR MUNDUS: Okay.

MR. SOLANO: I try to put it in the corner of the building. On that other side,
the building comes close this way.

ACTING CHAIR MUNDUS: Yeah.

MR. SOLANO: And in that corner, have a little sign. I can show you?

ACTING CHAIR MUNDUS: Yeah, that would be great. Thank you. He's just showing pictures of the square in general.

MR. SOLANO: She's here, and try to put this on the other side.

ACTING CHAIR MUNDUS: Like this kind that swings?

MR. SOLANO: Yeah, yeah.

ACTING CHAIR MUNDUS: Yeah, okay.

MR. SOLANO: Like this, I tried to put in there, in that corner.

ACTING CHAIR MUNDUS: Yeah, this is perfect. It's a very nice location.

MR. SOLANO: Yeah.

ACTING CHAIR MUNDUS: Okay. Thank you.

Do we have anymore questions?

MR. BURNS: No.
ACTING CHAIR MUNDUS: We're going to meet next week, and if you could draw your sign, a sketch, so -- and write on it how big it's going to be, that's all we need.

MS. SOLANO: Okay.

MR. SOLANO: Okay.

ACTING CHAIR MUNDUS: Okay. Thank you very much.

MR. SOLANO: You're welcome.

ACTING CHAIR MUNDUS: Good luck to you.

MR. ABATELLI: As I said to the other person, you know, try to come in and see Eileen again, okay, you know, in the office, in the Building Department Office, Eileen, who you were speaking with, just to be sure, so we get this information about the sign and any other details. Okay?

MR. SOLANO: All right.

ACTING CHAIR MUNDUS: David. David, did you want to talk about the parking on the
Madison Avenue at all, or are you happy?

Thank you. Bye.

MR. CORWIN: No. The problem with the configuration is obvious. And Mr. Olinkiewicz is going to represent, "Oh, no, they're supposed to park in the back," and blah, blah, blah. But it shows you the problem with these absentee landlords, because what he's going to do is get all these places set up and he's just going to collect the rent. He doesn't care what goes on, and that's the problem with these two-family houses, the zoning and the absentee landlords. And I don't know what you can do, except be more restrictive when these things are given out.

ACTING CHAIR MUNDUS: Well, the problem is what he's doing is legal, and there are an awful lot of people in the community who believe that what he is doing is an improvement over what was there before. So, if it's legal, and he's providing a service,
what can we do that's constructive that --
lacking a real effective code enforcement in
this Village, how can we -- how can we make
this a better situation?

MR. CORWIN: I don't have an answer for
you, other than change the code, and not let
things like Kaplan's Market be turned into
two-family houses with absolutely no parking.
That makes no sense to me.

ACTING CHAIR MUNDUS: I agree with you,
right. Well, we're going to have to, you
know, work together on this, as we've already
had a couple of other things where the Zoning
Board and the Planning Board need to work more
hand in hand, and thank you for being the guy
out in front of that effort.

MR. CORWIN: Okay. Thank you.

ACTING CHAIR MUNDUS: So, if there's no
more discussion -- is there anymore
discussion?

MR. BURNS: No.

MR. DOWLING: No.

ACTING CHAIR MUNDUS: Okay. So I move
that we adjourn. And we're going to meet next
-- for our regular meeting February 6th, next

Thursday, at 5:00.

MR. BURNS: Very good. Move we adjourn.

ACTING CHAIR MUNDUS: Do we all agree? Aye.

MR. BURNS: Aye.

MR. DOWLING: Aye.

ACTING CHAIR MUNDUS: Okay. Thank you.

(Whereupon, the meeting was adjourned at
5:29 p.m.)
CERTIFICATION

STATE OF NEW YORK )
    ) SS:
COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on January 30, 2014.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of February, 2014.

_____________________
Lucia Braaten