

1 VILLAGE OF GREENPORT
2 PLANNING BOARD
3 WORK SESSION
4 January 30, 2014
5 5:00 p.m.

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8 Meeting held at the Greenport Firehouse
9 236 Third Street, Greenport, New York 11944

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- 12 Appearances:
13 Pat Mundus - Acting Chair
14 Ben Burns
15 Chris Dowling
16 Peter Jauquet (Not Present)
17 Devin McMahon (Not Present)
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19 David Abatelli - Village Administrator
20 David Corwin

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

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

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

9 This is the work session. And Item #1
10 is Jim Olinkiewicz, owner of 510 Madison
11 Avenue and 407 Kaplan Avenue, which is the old
12 Kaplan Market, has recorded a permanent
13 easement to provide a shared driveway on 510
14 Madison Avenue for access to three parking
15 spots on the Kaplan Market property for the
16 407 Kaplan Avenue residence. A final survey

17 has been submitted for review.

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

20 The other thing that has to do with this
21 discussion is that we received an email
22 correspondence from a concerned neighbor who
23 thought it was important enough to take
24 photographs of the 510 Madison Avenue property
25 and send it to everybody in the Planning

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1 Board, and to the Building Inspector and to
2 the Village Administrator, pointing out that
3 even though we had gone through a lot of
4 discussion with Mr. Olinkiewicz, who was very
5 helpful and cooperative in modifying his
6 original parking plan to meet the Planning
7 Board's desires, the people weren't using it.

8 And I would just like to point out that
9 the Planning Board does everything we can to
10 plan the best use of the property for the
11 benefit of the residents and the community,
12 but once it leaves the Planning Board, we

13 plan, we don't enforce. So we hope that
14 Mr. Olinkiewicz will address this, and it
15 doesn't have to get to a code violation, you
16 know, point.

17 MS. REA: Yes.

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

25 MS. REA: Right.

4

1 ACTING CHAIR MUNDUS: So, you know, we
2 could talk about it here, but it's my wish
3 that we get, you know, a commitment from the
4 property owner to make sure that people are
5 actually using the designated parking places
6 we asked him for, because it only it takes one
7 guy to screw up six other parking places here.

8 MS. REA: Absolutely, absolutely. And
9 this is the first I heard about this today,
10 this morning. Mr. Olinkiewicz is away, out of
11 town, he couldn't be here, but I told him
12 about it, and he told me that he will take
13 steps to be certain from here on out that the
14 Planning Board -- the parking plan, as filed,
15 is followed to the extent that he will include
16 it in the leases, to be certain that the
17 leaseholder understands. And he'll do
18 anything else that's necessary, including
19 putting up a decorative fence to keep -- you
20 know, to make sure it doesn't happen --

21 ACTING CHAIR MUNDUS: Okay.

22 MS. REA: -- anymore.

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

25 MS. REA: He wanted me to assure you

5

1 that it would not happen again.

2 ACTING CHAIR MUNDUS: Okay. Well, we
3 can take his good word on it, and let's just

4 hope it doesn't -- I mean, if it really turns
5 into a problem here, it's going to impact two
6 properties now, not just one.

7 MS. REA: Right, I understand that.

8 ACTING CHAIR MUNDUS: Okay.

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

12 ACTING CHAIR MUNDUS: Right.

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

16 ACTING CHAIR MUNDUS: Yeah, please.

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

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

23 MS. REA: Yes.

24 ACTING CHAIR MUNDUS: Yeah.

25 MR. ABATELLI: It's one wide and so one

1 car can pass by.

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

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

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

8 MS. REA: Okay.

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

12 MS. REA: Right, right.

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

15 MS. REA: Right, absolutely.

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

18 MS. REA: Right, okay. I'm going to go
19 back and tell the tenant that the car -- I
20 made him move the car from here, but I'm going
21 to go back and tell him that that can be

22 replaced, but that -- and I have let the ones
23 know --

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

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1 by pulling farther off the thoroughfare.

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

6 ACTING CHAIR MUNDUS: Yeah, okay, sure.

7 Is there anymore discussion on this?

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

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

17 MS. REA: I will do that. Thank you.

18 ACTING CHAIR MUNDUS: Thank you very
19 much.

20 MS. REA: Thank you.

21 ACTING CHAIR MUNDUS: So Item #2 is --

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

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

8

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

5 ACTING CHAIR MUNDUS: Okay, good.

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

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

11 MR. KHAN: Yes.

12 ACTING CHAIR MUNDUS: Thank you. Owner

13 of Layyah Corporation has requested a use
14 evaluation for the addition of a car service
15 office/operation into the existing convenience
16 store office. The store is located at 331
17 Front Street.

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

20 MR. KHAN: Yes.

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

25 MR. KHAN: Right.

9

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

4 MR. KHAN: Imran Qasim Khan.

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

7 MR. DOWLING: Yeah, right there.

8 ACTING CHAIR MUNDUS: Okay. How many

9 cars do you plan to have?

10 MR. KHAN: Starting with just one right
11 now, and then adding another one, hopefully,
12 in April. We're just planning to start with
13 the two cars. And I was here for the -- we
14 need it in the Town, basically. It's small.
15 I mean, I have seen the other operation of the
16 other companies. They were doing it like
17 Hometown and Cindy Taxi, but they have already
18 closed their operation, and some are -- the
19 Hometown is operated by Southampton.
20 Basically, we don't have anything here
21 locally.

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

10

1 MR. KHAN: That's what they're doing,
2 but they are located in the Town of
3 Southampton.

4 ACTING CHAIR MUNDUS: Yeah.

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

8 ACTING CHAIR MUNDUS: Right.

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

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

25 ACTING CHAIR MUNDUS: Right.

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

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

15 MR. KHAN: In the back of the store.

16 ACTING CHAIR MUNDUS: Okay.

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

22 ACTING CHAIR MUNDUS: Right.

23 MR. KHAN: I was given permission for
24 the five parking spaces and one handicapped.
25 I still have that extra space, which is good

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1 enough for the three more parking spaces.

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

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

13 ACTING CHAIR MUNDUS: Okay.

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

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

18 MR. BURNS: Okay.

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

22 ACTING CHAIR MUNDUS: Sign and lighting.

23 MR. DOWLING: The sign has to fit into
24 the Village Code requirements.

25 MR. KHAN: I provided the sign, what

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1 kind of sign it's going to be.

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

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

9 ACTING CHAIR MUNDUS: Okay.

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

12 MR. KHAN: Yes. They don't allow the
13 sign -- I mean, lighted signs.

14 ACTING CHAIR MUNDUS: No. So we just
15 need to have some sort of sketch, so we know
16 what it is, that goes into the file.

17 MR. KHAN: Sure.

18 ACTING CHAIR MUNDUS: Okay.

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

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

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

14

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

3 MR. KHAN: Yes.

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

7 MR. KHAN: Sure, I can provide that.

8 MR. DOWLING: And the parking in the

9 back, is that already being utilized for staff
10 or --

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

15 MR. BURNS: Looks like a good thing.

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

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

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

24 MR. BURNS: Thank you.

25 MR. ABATELLI: Imran, so if you could

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1 come in and see Eileen possibly tomorrow, but
2 if not tomorrow, Monday or Tuesday, and I'll
3 speak with her, the three of us, to figure out
4 just really what you need, because this group

5 meets again next Thursday.

6 MR. KHAN: Yes.

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

9 MR. KHAN: Sure.

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

12 MR. KHAN: A little more details, sure.

13 ACTING CHAIR MUNDUS: Thank you very
14 much.

15 MR. KHAN: Thank you.

16 ACTING CHAIR MUNDUS: Good luck.

17 MR. KHAN: Thank you.

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

24 Is Ms. Solano here?

25 MS. SOLANO: Yes.

1 ACTING CHAIR MUNDUS: Would you like to
2 explain?

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

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

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

19 ACTING CHAIR MUNDUS: Okay.

20 MS. SOLANO: The three is there, and now
21 pick it up and only -- yeah, only put up one.
22 One wash hair.

23 ACTING CHAIR MUNDUS: Okay.
24 MS. SOLANO: No more. It's little.
25 ACTING CHAIR MUNDUS: So it will be

17

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

2 MS. SOLANO: Yes, yes.

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

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

7 ACTING CHAIR MUNDUS: Six days.

8 MS. SOLANO: Yes.

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

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

13 ACTING CHAIR MUNDUS: Oh, good. Okay.

14 MS. SOLANO: Yeah.

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

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

18 MR. DOWLING: Oh, okay, the tea shop.

19 ACTING CHAIR MUNDUS: Yeah, the brick
20 patio square that's across from the post
21 office.

22 MR. DOWLING: Okay.

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

25 MS. SOLANO: Yeah, but before it was a

18

1 little sign in the corner. Yeah, the owner,
2 he put it up over there. It's small.

3 ACTING CHAIR MUNDUS: It's small, okay.

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

7 ACTING CHAIR MUNDUS: Right.

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

11 ACTING CHAIR MUNDUS: Okay.

12 MR. SOLANO: I try to put it in the
13 corner of the building. On that other side,

14 the building comes close this way.

15 ACTING CHAIR MUNDUS: Yeah.

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

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

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

23 ACTING CHAIR MUNDUS: Like this kind
24 that swings?

25 MR. SOLANO: Yeah, yeah.

19

1 ACTING CHAIR MUNDUS: Yeah, okay.

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

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

6 MR. SOLANO: Yeah.

7 ACTING CHAIR MUNDUS: Okay. Thank you.
8 Do we have anymore questions?

9 MR. BURNS: No.

10 ACTING CHAIR MUNDUS: We're going to
11 meet next week, and if you could draw your
12 sign, a sketch, so -- and write on it how big
13 it's going to be, that's all we need.

14 MS. SOLANO: Okay.

15 MR. SOLANO: Okay.

16 ACTING CHAIR MUNDUS: Okay. Thank you
17 very much.

18 MR. SOLANO: You're welcome.

19 ACTING CHAIR MUNDUS: Good luck to you.

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

20

1 other details. Okay?

2 MR. SOLANO: All right.

3 ACTING CHAIR MUNDUS: David. David, did
4 you want to talk about the parking on the

5 Madison Avenue at all, or are you happy?

6 Thank you. Bye.

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

20 ACTING CHAIR MUNDUS: Well, the problem
21 is what he's doing is legal, and there are an
22 awful lot of people in the community who
23 believe that what he is doing is an
24 improvement over what was there before. So,
25 if it's legal, and he's providing a service,

1 what can we do that's constructive that --
2 lacking a real effective code enforcement in
3 this Village, how can we -- how can we make
4 this a better situation?

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

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

17 MR. CORWIN: Okay. Thank you.

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

21 MR. BURNS: No.

22 MR. DOWLING: No.

23 ACTING CHAIR MUNDUS: Okay. So I move

24 that we adjourn. And we're going to meet next
25 -- for our regular meeting February 6th, next

22

1 Thursday, at 5:00.

2 MR. BURNS: Very good. Move we adjourn.

3 ACTING CHAIR MUNDUS: Do we all agree? Aye.

4 MR. BURNS: Aye.

5 MR. DOWLING: Aye.

6 ACTING CHAIR MUNDUS: Okay. Thank you.

7 (Whereupon, the meeting was adjourned at
8 5:29 p.m.)

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1 CERTIFICATION

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

7 I, LUCIA BRAATEN, 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
12 proceedings taken on January 30, 2014.

13 I further certify that I am not
14 related to any of the parties to this action

15 by blood or marriage, and that I am in no way
16 interested in the outcome of this matter.

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

19

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21

22

Lucia Braaten

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