

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK: STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION AND REGULAR MEETING

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October 29, 2020
4:00 p.m.

Third Street Firehouse
Greenport, New York

B E F O R E:

WALTER FOOTE - CHAIRMAN

JOHN COTUNGO - MEMBER

REED KYRK - MEMBER

LILY DOUGHERTY-JOHNSON - MEMBER

PATRICIA HAMMES - (ABSENT)

ALSO PRESENT:

PAUL PALLAS - VILLAGE ADMINISTRATOR

ROBERT CONNELLY - PLANNING BOARD ATTORNEY

AMANDA AURICHIO - SECRETARY TO THE BOARD

MEG STRECKER - HOMEOWNER

NICK DECILLIS - BUSINESS OWNER

1 PLANNING BOARD - OCTOBER 29, 2020

2 (The Meeting was called to order
3 at 4:00 p.m.)

4 CHAIRMAN FOOTE: Good afternoon.
5 Welcome to the Greenport Village Planning
6 Board meeting. It's a Work Session and
7 Regular Meeting. And it is October 29th,
8 2020 at about 4:00 p.m., and we're going
9 right into our Agenda.

10 Item No. 1 on our Agenda is a
11 Motion to accept and approve the Minutes
12 of the September 24, 2020 Planning Board
13 Work Session and Regular Meeting.

14 May I have a second on the Motion?

15 MEMBER DOUGHERTY-JOHNSON: Second.

16 CHAIRMAN FOOTE: All those in
17 favor?

18 MEMBER KYRK: Aye.

19 CHAIRMAN FOOTE: Aye.

20 MEMBER DOUGHERTY-JOHNSON: Aye.

21 CHAIRMAN FOOTE: The Minutes are
22 so approved.

23 Item No. 2: Motion to schedule
24 the combined Planning Board Work Session
25 and Regular Meeting for 4:00 p.m. on

1 PLANNING BOARD - OCTOBER 29, 2020

2 November 30th -- no, November 30th, that's
3 the date you guys came up with. It's a --
4 it's a Monday. Are we all aware of that?

5 MR. PALLAS: Yes.

6 CHAIRMAN FOOTE: Okay.

7 MR. PALLAS: If that's acceptable.

8 CHAIRMAN FOOTE: The holiday is
9 gonna push to the next --

10 MR. PALLAS: Correct. If that's
11 acceptable to you all.

12 MEMBER DOUGHERTY-JOHNSON: I can't
13 make that.

14 CHAIRMAN FOOTE: Hm?

15 MEMBER DOUGHERTY-JOHNSON: I won't
16 be able to make that.

17 CHAIRMAN FOOTE: You won't be
18 able? Okay. Will you be able to make
19 that day?

20 MEMBER KYRK: Yeah.

21 CHAIRMAN FOOTE: May I have a
22 second on this Motion?

23 MEMBER KYRK: Second.

24 CHAIRMAN FOOTE: All those in
25 favor?

1 PLANNING BOARD - OCTOBER 29, 2020

2 MEMBER KYRK: Aye.

3 CHAIRMAN FOOTE: Aye.

4 The Motion carries.

5 Item No. 3: This is for 412

6 Carpenter Street. This is a review and
7 possible approval regarding the site plan
8 application of Meg Strecker. The
9 applicant proposes repairing existing
10 sidewalk and widening of a curb-cut from
11 12 feet to 21 feet. This property is
12 located in the R-2 (One and Two-Family)
13 District and is located in the Historic
14 District at Suffolk County Tax Map
15 1001-5-1-8.

16 At this time, would the applicant
17 like to -- is the applicant here, first of
18 all? Okay, great.

19 Would you like to step up? Hi.

20 MS. STRECKER: Hi.

21 CHAIRMAN FOOTE: Okay. Would you
22 just introduce yourself and --

23 MS. STRECKER: Yes. I'm Meg
24 Strecker, the owner of 412 Carpenter
25 Street.

1 PLANNING BOARD - OCTOBER 29, 2020

2 CHAIRMAN FOOTE: Okay.

3 And so I see that you have since
4 submitted an actual drawing with the
5 proposed dimensions.

6 MS. STRECKER: Yes.

7 CHAIRMAN FOOTE: And as I
8 understand it, so the original application
9 was for 20 -- 21 -- 21 feet wide or 21
10 feet deep?

11 MS. STRECKER: 21 feet wide.

12 CHAIRMAN FOOTE: Okay.

13 MS. STRECKER: So that two cars
14 could park in parallel.

15 CHAIRMAN FOOTE: Are you now
16 proposing -- based on the plans I saw, it
17 looks like you're proposing to reduce it
18 to 20 feet; is that right?

19 MS. STRECKER: Yeah. I mean, that
20 is -- the Board didn't seem like that
21 was -- I asked if they had a number they
22 thought would be something that they would
23 be more apt to approve. And I did some
24 research about how cars can pull in in
25 those short spaces --

1 PLANNING BOARD - OCTOBER 29, 2020

2 CHAIRMAN FOOTE: Right.

3 MS. STRECKER: -- and depth and
4 width. And that seems to be the minimum
5 that two cars can pull in next to each
6 other in that kind of configuration.

7 CHAIRMAN FOOTE: Okay.

8 Does anybody have any questions?

9 Reed?

10 MEMBER KYRK: No.

11 CHAIRMAN FOOTE: Would you -- and
12 the surface of the driveway, did you --
13 have you made a decision what it's gonna
14 be?

15 MS. STRECKER: I think in the --
16 in the application I put it's a permeable
17 paver. It looks kind of like cobblestone.
18 There should be an example of that on the
19 last page. Yeah.

20 CHAIRMAN FOOTE: Oh, that's what
21 it would look like?

22 MS. STRECKER: Yeah.

23 CHAIRMAN FOOTE: Is that a porous
24 surface?

25 MS. STRECKER: Yeah, it's porous.

1 PLANNING BOARD - OCTOBER 29, 2020

2 And you can put gravel, permeable grout,
3 or you could also put, you know, greenery,
4 like a ground cover.

5 CHAIRMAN FOOTE: Paul, may I ask
6 you, do you guys get involved with the
7 drainage and drainage issues on driveways,
8 or is -- is that something just handled by
9 the Building Department?

10 MR. PALLAS: Yeah. We, we -- we
11 would -- we would be involved, generally,
12 on drainage for any site.

13 CHAIRMAN FOOTE: Okay. Good.

14 Well, at this time, I have no
15 further questions for you.

16 MS. STRECKER: Okay.

17 CHAIRMAN FOOTE: Anybody else?

18 (No Response.)

19 CHAIRMAN FOOTE: So at this point,
20 I propose we put it to a vote to approve
21 the application. May I have a second?

22 MEMBER DOUGHERTY-JOHNSON: Second.

23 CHAIRMAN FOOTE: All those in
24 favor for this application?

25 MEMBER KYRK: Aye.

1 PLANNING BOARD - OCTOBER 29, 2020

2 MEMBER DOUGHERTY-JOHNSON: Aye.

3 CHAIRMAN FOOTE: Aye.

4 The application is approved.

5 Thank you very much.

6 Item No. 4: This is 407 Main
7 Street. Continued discussion on a
8 Pre-Submission Conference with possible
9 Motion to schedule a Public Hearing for --
10 I believe that should be November 30th,
11 correct?

12 MS. AURICHIO: Yes.

13 CHAIRMAN FOOTE: (Continuing)
14 November 30th regarding the site plan
15 review application of Iberico Jamon Inc.,
16 represented by Nick Decillis. The
17 applicant proposes a change of occupancy
18 from Group M (Retail) to Group A-2
19 (Bar/Tavern). This property is located in
20 the commercial -- excuse me, in the C-R
21 (Retail Commercial) District and is
22 located in the Historic District at
23 Suffolk County Tax Map 1001-4-7-11.

24 Applicant present himself?

25 MR. DECILLIS: Nick Decillis,

1 PLANNING BOARD - OCTOBER 29, 2020

2 Iberico Jamon, Inc.

3 CHAIRMAN FOOTE: Okay.

4 MR. DECILLIS: Doing business as
5 Basso.

6 CHAIRMAN FOOTE: Good. Can you
7 explain what you're proposing to do?

8 (Alarm sounds.)

9 CHAIRMAN FOOTE: We have to wait
10 for the alarm to finish.

11 (Pause in the Proceedings.)

12 MR. DECILLIS: I just want to
13 continue. I've been in business here in
14 the Village for six years. I just moved
15 across the street. I'm a commercial
16 retail gourmet shop. And under -- I
17 operate under New York State Agriculture
18 and Markets, not the Board of Health. I'm
19 allowed to have up to 14 seated -- whether
20 they're seats, tables, stools, at my
21 counter. And, also, my liquor license,
22 I'm allowed to do retail and serve wines
23 by the glass. People that want to sit and
24 have cheese, crackers. And also, I have a
25 gourmet shop. So I have shopping off of

1 PLANNING BOARD - OCTOBER 29, 2020

2 the shelves and whatnot.

3 CHAIRMAN FOOTE: Have you
4 submitted your plans for the property?

5 MR. DECILLIS: Absolutely. I
6 submitted my letter of intent. I believe
7 it was back in December.

8 I was open for quite some time
9 and then this A-2 came up. And I got shut
10 down Valentine's Day weekend, and then the
11 COVID hit and, of course, you know. I
12 should have -- I'm a retail store. I
13 should have been able to be open to do
14 curbside pickup and takeout.

15 Unfortunately, I didn't. I just -- I just
16 want to get up and going.

17 CHAIRMAN FOOTE: Okay. All right.

18 Anybody have any questions at this
19 time?

20 MEMBER DOUGHERTY-JOHNSON: Wait,
21 just to clarify, make sure this is
22 correct, what it is, is a change of
23 occupancy from Retail to Bar/Tavern under
24 the Greenport Code. I hear what you're
25 saying.

1 PLANNING BOARD - OCTOBER 29, 2020

2 MR. DECILLIS: Yeah. Yes,
3 because, you know, like, they --

4 MEMBER DOUGHERTY-JOHNSON: Like,
5 serve food.

6 MR. DECILLIS: They say the word
7 "Bar". You know, to me, whiskey wins a
8 bar. I operate under the same licensing
9 as Kate's Cheese Shop. I sell a lot of
10 the same things. I'm not under Board of
11 Health jurisdiction. So, you know, I
12 guess, I don't know where the, the "Bar"
13 comes from. It could be A-2. But, you
14 know, I, I think I still should be
15 considered either Retail or Mercantile
16 because I do have a licensing from Ag
17 (sic) and Markets and also the Liquor
18 Authority that allows me to operate within
19 those guidelines. I'm only allowed to
20 have, I think, 16 seats. And now at 50
21 percent, I'm down to eight. But people do
22 come in. They buy cheeses. They buy
23 pastas. I got olive oils. I have a --
24 you know, it's a gourmet market.

25 CHAIRMAN FOOTE: Right. Okay.

1 PLANNING BOARD - OCTOBER 29, 2020

2 So I propose at this time that we
3 schedule a public -- public hearing on
4 November 30th, 2020 on this application.

5 Do I have a second?

6 MEMBER KYRK: Yes, second.

7 CHAIRMAN FOOTE: Okay. All those
8 in favor?

9 MEMBER KYRK: Aye.

10 MEMBER DOUGHERTY-JOHNSON: Aye.

11 CHAIRMAN FOOTE: Aye.

12 Okay. So we've scheduled your
13 public hearing --

14 MR. DECILLIS: Okay.

15 CHAIRMAN FOOTE: -- for next
16 month.

17 MR. DECILLIS: Am I able to open,
18 though?

19 CHAIRMAN FOOTE: No.

20 MR. DECILLIS: I can't open and
21 operate?

22 CHAIRMAN FOOTE: You have to have
23 a public hearing. You have to have a
24 public hearing. It's the rules.

25 (Member Cotugno entered the room.)

1 PLANNING BOARD - OCTOBER 29, 2020

2 MR. DECILLIS: Okay. And what's
3 the --

4 CHAIRMAN FOOTE: We can't approve
5 it without a public hearing.

6 MR. DECILLIS: Okay. Is that it?

7 CHAIRMAN FOOTE: That's it.

8 MR. DECILLIS: Thank you.

9 CHAIRMAN FOOTE: All right, thank
10 you.

11 Item No. 5 is a Motion to adjourn.

12 Can I have a second?

13 MEMBER COTUGNO: I missed the
14 whole thing.

15 CHAIRMAN FOOTE: Second?

16 MEMBER KYRK: Second.

17 CHAIRMAN FOOTE: Okay. All those
18 in favor?

19 MEMBER DOUGHERTY-JOHNSON: Aye.

20 MEMBER KYRK: Aye.

21 MEMBER COTUGNO: Aye.

22 CHAIRMAN FOOTE: Aye.

23 This meeting is adjourned.

24 (Whereupon, the Meeting concluded
25 at 4:09 p.m.)

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

I, Agata Davis, a Notary Public in
and for the State of New York, do hereby
certify:

THAT the foregoing is a true and
accurate transcript of my stenographic
notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this 3rd day of
November, 2020.

Agata Davis

<p style="text-align: center;">A</p> <p>A-2 8:18 10:9 11:13 able 3:16,18,18 10:13 12:17 ABSENT 1:17 Absolutely 10:5 accept 2:11 acceptable 3:7,11 accurate 14:8 actual 5:4 adjourn 13:11 adjourned 13:23 ADMINISTRAT... 1:20 afternoon 2:4 Ag 11:16 Agata 14:4,16 Agenda 2:9,10 Agriculture 9:17 alarm 9:8,10 allowed 9:19,22 11:19 allows 11:18 AMANDA 1:22 anybody 6:8 7:17 10:18 applicant 4:9,16,17 8:17,24 application 4:8 5:8 6:16 7:21,24 8:4 8:15 12:4 approval 4:7 approve 2:11 5:23 7:20 13:4 approved 2:22 8:4 apt 5:23 asked 5:21 ATTORNEY 1:21 AURICCHIO 1:22 8:12 Authority 11:18 aware 3:4 Aye 2:18,19,20 4:2 4:3 7:25 8:2,3 12:9,10,11 13:19 13:20,21,22</p>	<p>back 10:7 bar 11:7,8,12 Bar/Tavern 8:19 10:23 based 5:16 Basso 9:5 believe 8:10 10:6 Board 1:4,21,22 2:1,6,12,24 3:1 4:1 5:1,20 6:1 7:1 8:1 9:1,18 10:1 11:1,10 12:1 13:1 Building 7:9 business 1:24 9:4 9:13 buy 11:22,22</p> <p style="text-align: center;">C</p> <p>C 14:2,2 C-R 8:20 called 2:2 Carpenter 4:6,24 carries 4:4 cars 5:13,24 6:5 certify 14:6 CHAIRMAN 1:13 2:4,16,19,21 3:6,8 3:14,17,21,24 4:3 4:21 5:2,7,12,15 6:2,7,11,20,23 7:5 7:13,17,19,23 8:3 8:13 9:3,6,9 10:3 10:17 11:25 12:7 12:11,15,19,22 13:4,7,9,15,17,22 change 8:17 10:22 cheese 9:24 11:9 cheeses 11:22 clarify 10:21 cobblestone 6:17 Code 10:24 combined 2:24 come 11:22 comes 11:13 commercial 8:20 8:21 9:15 concluded 13:24 Conference 8:8 configuration 6:6</p>	<p>CONNELLY 1:21 considered 11:15 continue 9:13 Continued 8:7 Continuing 8:13 correct 3:10 8:11 10:22 Cotugno 12:25 13:13,21 COTUNGO 1:14 counter 9:21 County 1:2 4:14 8:23 course 10:11 cover 7:4 COVID 10:11 crackers 9:24 curb-cut 4:10 curbside 10:14</p> <p style="text-align: center;">D</p> <p>date 3:3 Davis 14:4,16 day 3:19 10:10 14:11 December 10:7 Decillis 1:24 8:16 8:25,25 9:4,12 10:5 11:2,6 12:14 12:17,20 13:2,6,8 decision 6:13 deep 5:10 Department 7:9 depth 6:3 dimensions 5:5 discussion 8:7 District 4:13,14 8:21,22 Doing 9:4 DOUGHERTY-... 1:16 2:15,20 3:12 3:15 7:22 8:2 10:20 11:4 12:10 13:19 drainage 7:7,7,12 drawing 5:4 driveway 6:12 driveways 7:7</p>	<p>E 1:12,12 14:2 eight 11:21 either 11:15 entered 12:25 example 6:18 excuse 8:20 existing 4:9 explain 9:7</p> <p style="text-align: center;">F</p> <p>F 1:12 14:2 favor 2:17 3:25 7:24 12:8 13:18 feet 4:11,11 5:9,10 5:11,18 finish 9:10 Firehouse 1:9 first 4:17 food 11:5 FOOTE 1:13 2:4 2:16,19,21 3:6,8 3:14,17,21,24 4:3 4:21 5:2,7,12,15 6:2,7,11,20,23 7:5 7:13,17,19,23 8:3 8:13 9:3,6,9 10:3 10:17 11:25 12:7 12:11,15,19,22 13:4,7,9,15,17,22 foregoing 14:7 further 7:15</p> <p style="text-align: center;">G</p> <p>generally 7:11 glass 9:23 going 2:8 10:16 gonna 3:9 6:13 Good 2:4 7:13 9:6 gourmet 9:16,25 11:24 gravel 7:2 great 4:18 greenery 7:3 Greenport 1:2,9 2:5 10:24 ground 7:4 Group 8:18,18 grout 7:2 guess 11:12 guidelines 11:19</p>	<p>guys 3:3 7:6</p> <p style="text-align: center;">H</p> <p>HAMMES 1:17 hand 14:11 handled 7:8 Health 9:18 11:11 hear 10:24 hearing 8:9 12:3,13 12:23,24 13:5 hereunto 14:11 Hi 4:19,20 Historic 4:13 8:22 hit 10:11 Hm 3:14 holiday 3:8 HOMEOWNER 1:23</p> <p style="text-align: center;">I</p> <p>Iberico 8:15 9:2 intent 10:6 introduce 4:22 involved 7:6,11 issues 7:7 Item 2:10,23 4:5 8:6 13:11</p> <p style="text-align: center;">J</p> <p>Jamon 8:15 9:2 JOHN 1:14 jurisdiction 11:11</p> <p style="text-align: center;">K</p> <p>Kate's 11:9 kind 6:6,17 know 7:3 10:11 11:3,7,11,12,14 11:24 KYRK 1:15 2:18 3:20,23 4:2 6:10 7:25 12:6,9 13:16 13:20</p> <p style="text-align: center;">L</p> <p>letter 10:6 license 9:21 licensing 11:8,16 LILY 1:16 liquor 9:21 11:17</p>
<p style="text-align: center;">B</p> <p>B 1:12</p>		<p style="text-align: center;">E</p>		

located 4:12,13
8:19,22
look 6:21
looks 5:17 6:17
lot 11:9

M

M 8:18
Main 8:6
Map 4:14 8:23
market 11:24
Markets 9:18 11:17
mean 5:19
meeting 1:5 2:2,6,7
2:13,25 13:23,24
Meg 1:23 4:8,23
Member 1:14,15,16
2:15,18,20 3:12
3:15,20,23 4:2
6:10 7:22,25 8:2
10:20 11:4 12:6,9
12:10,25 13:13,16
13:19,20,21
Mercantile 11:15
minimum 6:4
Minutes 2:11,21
missed 13:13
Monday 3:4
month 12:16
Motion 2:11,14,23
3:22 4:4 8:9
13:11
moved 9:14

N

N 14:2
New 1:2,9 9:17
14:5
Nick 1:24 8:16,25
Notary 14:4
notes 14:9
November 3:2,2
8:10,14 12:4
14:12
number 5:21

O

O 1:12 14:2
occupancy 8:17
10:23

October 1:7 2:1,7
3:1 4:1 5:1 6:1
7:1 8:1 9:1 10:1
11:1 12:1 13:1
Oh 6:20
oils 11:23
Okay 3:6,18 4:18
4:21 5:2,12 6:7
7:13,16 9:3 10:17
11:25 12:7,12,14
13:2,6,17
olive 11:23
open 10:8,13 12:17
12:20
operate 9:17 11:8
11:18 12:21
order 2:2
original 5:8
owner 1:24 4:24

P

p.m 1:8 2:3,8,25
13:25
page 6:19
PALLAS 1:20 3:5
3:7,10 7:10
parallel 5:14
park 5:14
pastas 11:23
PATRICIA 1:17
Paul 1:20 7:5
Pause 9:11
paver 6:17
people 9:23 11:21
percent 11:21
permeable 6:16 7:2
pickup 10:14
plan 4:7 8:14
Planning 1:4,21 2:1
2:5,12,24 3:1 4:1
5:1 6:1 7:1 8:1
9:1 10:1 11:1
12:1 13:1
plans 5:16 10:4
point 7:19
porous 6:23,25
possible 4:7 8:8
Pre-Submission
8:8

present 1:19 8:24
Proceedings 9:11
property 4:11 8:19
10:4
propose 7:20 12:2
proposed 5:5
proposes 4:9 8:17
proposing 5:16,17
9:7
public 8:9 12:3,3
12:13,23,24 13:5
14:4
pull 5:24 6:5
push 3:9
put 6:16 7:2,3,20

Q

questions 6:8 7:15
10:18
quite 10:8

R

R 1:12 14:2
R-2 4:12
reduce 5:17
Reed 1:15 6:9
regarding 4:7 8:14
Regular 1:5 2:7,13
2:25
repairing 4:9
represented 8:16
research 5:24
Response 7:18
retail 8:18,21 9:16
9:22 10:12,23
11:15
review 4:6 8:15
right 2:9 5:18 6:2
10:17 11:25 13:9
ROBERT 1:21
room 12:25
rules 12:24

S

saw 5:16
saying 10:25
schedule 2:23 8:9
12:3
scheduled 12:12
seated 9:19

seats 9:20 11:20
second 2:14,15
3:22,23 7:21,22
12:5,6 13:12,15
13:16
SECRETARY 1:22
see 5:3
sell 11:9
September 2:12
serve 9:22 11:5
Session 1:5 2:6,13
2:24
set 14:11
shelves 10:2
shop 9:16,25 11:9
shopping 9:25
short 5:25
shut 10:9
sic 11:17
sidewalk 4:10
sit 9:23
site 4:7 7:12 8:14
six 9:14
sounds 9:8
spaces 5:25
State 1:2 9:17 14:5
stenographic 14:8
step 4:19
stools 9:20
store 10:12
Strecker 1:23 4:8
4:20,23,24 5:6,11
5:13,19 6:3,15,22
6:25 7:16
street 1:9 4:6,25
8:7 9:15
submitted 5:4 10:4
10:6
Suffolk 1:2 4:14
8:23
sure 10:21
surface 6:12,24

T

T 14:2,2
tables 9:20
takeout 10:14
Tax 4:14 8:23
thank 8:5 13:8,9

thing 13:14
things 11:10
think 6:15 11:14,20
Third 1:9
thought 5:22
time 4:16 7:14 10:8
10:19 12:2
transcript 14:8
true 14:7
two 5:13 6:5
Two-Family 4:12

U

understand 5:8
Unfortunately
10:15

V

Valentine's 10:10
Village 1:2,20 2:5
9:14
vote 7:20

W

wait 9:9 10:20
WALTER 1:13
want 9:12,23 10:16
we're 2:8
we've 12:12
weekend 10:10
Welcome 2:5
whatnot 10:2
WHEREOF 14:10
whiskey 11:7
wide 5:9,11
widening 4:10
width 6:4
wines 9:22
wins 11:7
WITNESS 14:10
word 11:6
Work 1:5 2:6,13,24

X

X 1:3,6

Y

Yeah 3:20 5:19
6:19,22,25 7:10
11:2

years 9:14

York 1:2,9 9:17

14:5

Z

0

1

1 2:10

1001-4-7-11 8:23

1001-5-1-8 4:15

12 4:11

14 9:19

16 11:20

2

2 2:23

20 5:9,18

2020 1:7 2:1,8,12

3:1 4:1 5:1 6:1

7:1 8:1 9:1 10:1

11:1 12:1,4 13:1

14:12

21 4:11 5:9,9,11

24 2:12

29 1:7 2:1 3:1 4:1

5:1 6:1 7:1 8:1

9:1 10:1 11:1

12:1 13:1

29th 2:7

3

3 4:5

30th 3:2,2 8:10,14

12:4

3rd 14:11

4

4 8:6

4:00 1:8 2:3,8,25

4:09 13:25

407 8:6

412 4:5,24

5

5 13:11

50 11:20