VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

PLANNING BOARD
WORK SESSION

Third Street Firehouse
Greenport, New York
February 28, 2019
4:00 p.m.

BEFORE:
MARY GIVEN - CHAIRWOMAN
BRADLEY BURNS - MEMBER (absent)
NOAH THOMAS - MEMBER
WALTER FOOTE - MEMBER (absent)
JOHN COTUNGO - MEMBER
PAUL PALLAS - VILLAGE ADMINISTRATOR
ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
KRISTINA LINGG - CLERK TO THE BOARD
Work Session - 2/28/2019

CHAIRWOMAN GIVEN: Good evening.

We're going to begin the February 28, 2019 Village of Greenport Planning Board Work Session.

Item Number 1, motion to accept the minutes of the December 6, 2018 and February 7, 2019 Planning Board meetings.

Do I have a second?

MR. THOMAS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. COTUNGO: Aye.

MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Item Number 2, motion to approve the minutes of the January 3, 2019 Planning Board meeting.

Do I have a second?

MR. THOMAS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. THOMAS: Aye.

MR. COTUNGO: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Item Number 3, Motion to schedule the Planning Board Work Session meeting for 4:00
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p.m. on March 28, 2019.

Do I have a second?

MR. COTUNGO: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. THOMAS: Aye.

MR. COTUNGO: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Item Number 4, motion to schedule the Planning Board Regular Session meeting for 4:00 p.m. on April 4, 2019.

Do I have a second?

MR. THOMAS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. THOMAS: Aye.

MR. COTUNGO: Aye.

CHAIRWOMAN GIVEN: Motion carries.

We're going to forgo Item Numbers 5 and 6 on the agenda to a later meeting date.

Therefore, we're going to move on to Item Number 7 on the agenda; it will be Item Number 5, 48 Front Street.

A pre-submission conference for site plan approval for 48 Front Street LLC, Greenhill Kitchen represented by Architect
Robert I. Brown.

The applicant is proposing an additional kitchen and storage, as well as a live performance space on the second floor.

The property is located in the Commercial Retail District, and it is not located in the Historic District. Designated Suffolk County Tax Map Number 1001-4-10-32.

I see Rob has taken the podium.


CHAIRWOMAN GIVEN: How are you?

MR. BROWN: Good.

How is everybody?

CHAIRWOMAN GIVEN: Great.

MR. BROWN: This is two parts. One is an addition of some additional kitchen space and storage in the rear of the structure, at the north end of the structure. The other is providing for live entertainment on the second floor.

If you have any questions about the plans, I'd be happy to hear them.
CHAIRWOMAN GIVEN: Do any of my members have anything prior to me reading the comments from the planner?

MR. COTUNGO: Paul, wouldn't an addition require parking?

I know everything is grandfathered, but now we're adding more space and that seems to be adding insult to injury.

MR. PALLAS: I'm just looking at the plans. I just got them. Let me see that they took that into account.

MR. COTUNGO: They're adding twenty feet by almost twenty-seven feet of space.

MR. PALLAS: I don't remember when this was built, I don't have a date.

Do you know when the original structure was built?

MR. BROWN: Late 1990s.

MR. PALLAS: Yeah, it may still be exempt from this requirement, but I do believe that there was a comment in the planner's notes just generally about that.

MR. COTUNGO: About that or -- I thought it was about --
MR. PALLAS: I'm trying to see -- I'm looking at it now, I apologize.

No, I'm sorry.

He does not mention anything about parking. I don't think there was any parking provided initially.

MR. COTUNGO: Yeah, but now when you expand something, that changes the --

MR. PALLAS: I understand.

There's no parking now, so --

CHAIRWOMAN GIVEN: In the rear, there is.

MR. PALLAS: Two or three spaces, if I remember right.

CHAIRWOMAN GIVEN: Yeah. Two or three spaces in Greenport is like gold. Right, we don't want to lose any that we have existing, we need more actually.

MR. BROWN: I would just like to point out that the addition is not increasing the occupancy of the building, it's purely kitchen space and storage.

CHAIRWOMAN GIVEN: Yes, but it's taking away from that existing parking, correct?
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I mean, I just drove by there and there were four vehicles in there, right?

MR. BROWN: It's not the full width of the property, so I believe there is still room for cars between the road and the addition.

CHAIRWOMAN GIVEN: You'll give me that you're losing something.

MR. COTUNGO: We're losing something.

CHAIRWOMAN GIVEN: Give me that much, Rob.

MR. BROWN: Yeah, okay.

CHAIRWOMAN GIVEN: Now, as I stated, our planner has comments.

MR. BROWN: Okay. I have not seen them.

MR. PALLAS: We just sent them. We apologize for getting them out so late.

CHAIRWOMAN GIVEN: Okay.

I happen to have an extra copy, might I give it to him while I read it?

MR. PALLAS: Yes.

MR. BROWN: Thank you.

CHAIRWOMAN GIVEN: You're welcome.
So he start out by stating: The above address 48 Front Street, Greenport sits on the corner of First and Front Streets. The corner is a busy pedestrian corner in the Village of Greenport. The existing building --

And somehow that's cut off, I don't understand what was supposed to follow that. That's a thought that we might ask him to complete for us, please.

The applicant is requesting an addition to the rear of the building to house kitchen storage an walk-ins on the first floor, and bathrooms, offices and storage on the second floor.

The site plan and first floor plan also indicate the proposal for outdoor dining.

Which will increase seating, correct?

MR. BROWN: The original site plan, and I believe it's in the Certificate of Occupancy, does allow for outdoor dining in the original structure.

CHAIRWOMAN GIVEN: Is that accurate; do
you have that?

    MR. PALLAS: I don't have it in front of me. I'll review the file and let you know.

    CHAIRWOMAN GIVEN: -- With the new fence as a visual buffer.

    So his comments to the plan review is:
    The proposed second-story addition is not represented on the site plan as it is on the floor plan.

    MR. BROWN: I am afraid I don't understand that.

    The site plan clearly labels it a proposed two-story addition.

    CHAIRWOMAN GIVEN: I'm sorry?

    MR. BROWN: The site plan clearly calls out a two-story addition so I don't understand --

    MR. COTUNGO: The only discrepancy I see on the site plan the depth shows as sixteen-foot-six, but on your floor plan, it shows as twenty-six-foot-nine and a half, so that's a discrepancy of more than ten feet.

    So which one is right?
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CHAIRWOMAN GIVEN: Let me just finish the whole paragraph.

The second floor extends over the existing concrete patio towards First Street. The second floor is supported by a column and Microlam that is in line with the front of the building that fronts First Street.

Site plan should represent the structural column and second floor building perimeter.

You do have that in front of you, right, while I'm reading?

MR. BROWN: Yes.

CHAIRWOMAN GIVEN: Great.

MR. COTUNGO: Also, the site plan doesn't show --

MR. BROWN: I understand --

CHAIRWOMAN GIVEN: Excuse me one minute.

Go ahead.

MR. COTUNGO: The site plan doesn't show the little awning outside the storage room with the double doors.
MR. BROWN: Okay.

MR. COTUNGO: The ramp should actually be on the site plan as well too because you said the cars can still park in front; but if this were drawn to scale at twenty-seven feet, rather than sixteen-foot-six plus the ramp which I assume is about forty-two inches, there will be no place for cars. It's not drawn accurately.

MR. BROWN: Well, the second floor, I will admit is not drawn accurately. It should be sixteen-foot-six on the second floor.

MR. COTUNGO: On the floor plan.

MR. BROWN: On the second-floor floor plan, that should be sixteen-foot-six.

MR. COTUNGO: Something's wrong somewhere because the floor plan, you have it going to the edge of the building, but something's not to scale here. Something's not right.

CHAIRWOMAN GIVEN: We don't have to figure it out tonight because nothing is going to get done, we're just raising the --
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MR. BROWN: Yeah, I will clarify that.

CHAIRWOMAN GIVEN: -- concerns.

He goes on to state: The proposed outdoor seating is not shown on the plans, and we should have some indication of seating arrangement and how many seats are being proposed.

Proposed kitchen storage and walk-in cooler/freezers need Suffolk County Health Department approval prior to approval from the Village of Greenport.

The proposed design increases the lot coverage to 49.3 percent and the allowed lot coverage is 40.

Applicant needs approval from the Zoning Board of Appeals prior to Planning approving the application.

The design should address exterior lighting and possibly some sort of buffer from the sidewalk to separate the exterior dining from the pedestrian walkway.

Applicant should provide egress requirements on plans for second floor occupancy load. Occupancy load should be
determined based on all occupants in building, second and first floor to determine egress requirements.

The building is in the Historic District of Greenport Village and needs approval from the Historic Board prior to Planning Department approval.

MR. PALLAS: If I may correct that. I'm not quite sure why the planner put that in, he may have been misreading the map. This property, as far as I know, is not in the Historic District, so that's just an error on his part.

CHAIRWOMAN GIVEN: Okay.

MR. PALLAS: I'll clarify that as well.

CHAIRWOMAN GIVEN: Okay.

He's siting 88-5 H(2)(c) Chapter 88 in our code book, the Music venue.

Property within a noise sensitive zone shall not exceed the following levels. During the hours of 8:00 p.m. to 1:00 a.m. a sound level in excess of 58 DBA measured with the slow response of a sound level meter.
Applicant should ensure that the noise from the property does not exceed town code levels. Sound mitigation design techniques should be incorporated to ensure the levels stay below the required levels.

In summary, the plans should be revised to indicate the items listed above and resubmitted for Planning Board review.

We just agreed that it is not Historic Preservation Commission, it's just the ZBA we're talking about here, right?

The addition in my opinion does not have any negative effect on the site and does not add any extra pedestrian traffic.

Which is what you were talking about.

However, the outdoor seating does.

The music venue will bring in larger crowds at later hours and should be taken into consideration regarding egress and noise.

And he has -- do you want me to read the determination or you're gonna look into it?

MR. CONNOLLY: I think we have to look
into it to make sure the property is in the Historic District.

    CHAIRWOMAN GIVEN: I'm sorry.

    MR. CONNOLLY: We'll have to look into it to see if the property is indeed located in the Historic District.

    CHAIRWOMAN GIVEN: Okay.

    So we're going to look into that for the determination.

    Then he goes on to state that it doesn't require DEC or Army Corp of Engineers, it's not fronting a waterway or wetland area.

    So that's the planner's comments, so all those will have to be addressed.

    MR. BROWN: You will have the revised plans in a couple of days.

    MR. COTUNGO: But I think you still have to go to the Zoning Board first.

    CHAIRWOMAN GIVEN: Yes.

    CHAIRWOMAN GIVEN: You still have to make application to the Zoning Board for the lot coverage.

    MR. COTUNGO: And if parking is a
zoning issue.

MR. PALLAS: If it's an issue. Rob is
gonna check to see whether it's --

MR. COTUNGO: Somewhere in code, it
says if it was built before a certain time,
they're free for the rest of their lives?

MR. PALLAS: I didn't write the code.

MR. BROWN: That's my interpretation of
the code, once a property is improved for
whatever that means then it does not require
parking. If it was approved before the
adoption of the code.

MR. COTUNGO: So that was approved, but
not a bigger building wasn't approved.

Again, I don't know how the code is
written, but that doesn't make sense to me.
If it's a one-story building, and it was
approved, oh, I'll just double the square
footage and add a second story, how can it
still be exempt from parking when you're
doubling the size of --

MR. BROWN: I understand what you're
saying. My interpretation has always been
once the property is improved, it's exempt
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regardless of what's done to it after that.

MR. COTUNGO: You keep just adding on and on.

MR. BROWN: As Paul said, I didn't write the code.

CHAIRWOMAN GIVEN: So you're --

MR. PALLAS: I'll confirm that.

CHAIRWOMAN GIVEN: You're also going to determine the outdoor seating --

MR. PALLAS: The originally approved site plan will verify that as well. I can get all that --

CHAIRWOMAN GIVEN: Because if not, than that will increase seating, hence needing parking because it wasn't approved.

MR. PALLAS: No, the examination has nothing to do with seating per se. It has to do with the improvement of the lot. The way the code language reads is --

CHAIRWOMAN GIVEN: Really, you can increase your seating and not increase parking?

MR. PALLAS: If the lot improved prior to a date, I don't remember the date, it's
exempt from parking.

CHAIRWOMAN GIVEN: So we're gonna look into the code for clarification on that.

So my proceeding forward on this is I refer the to ZBA?

MR. PALLAS: (Nodding.)

CHAIRWOMAN GIVEN: Okay.

So we're referring this application to the Zoning Board of Appeals.

MR. BROWN: I'm wondering if it would be possible to bifurcate this application.

CHAIRWOMAN GIVEN: Say that again.

MR. BROWN: Separate the application into two parts, one for the addition and one for the use for live entertainment on the second floor.

MR. PALLAS: That's not up to me.

CHAIRWOMAN GIVEN: I'm thinking no.

What are you thinking?

MR. CONNOLLY: It seems it would confuse it.

CHAIRWOMAN GIVEN: Right.

MR. CONNOLLY: But it's up to you.

CHAIRWOMAN GIVEN: No, I prefer that --
MR. COTUNGO: Where are the regulations about live entertainment?

MR. PALLAS: I don't think there's any specific prohibition on interior that I'm aware of. It will still be a change to the use of the space. That certainly wasn't part of the original approval. That would still be a change to the site plan.

CHAIRWOMAN GIVEN: Right, so that has to be a change of use application as well.

MR. PALLAS: Well, it should say site plan --

CHAIRWOMAN GIVEN: No. There's such of thing as a change of use, yes?

MR. PALLAS: I believe that that's an approved use, so it would only be a change of use --

CHAIRWOMAN GIVEN: Doesn't say changed of approved or unapproved use, it's simply a change of use, if I'm accurate.

MR. PALLAS: I have to double check, but if it's a permitted use in a permitted zone, it would only require site plan approval, not any kind of a variance.
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CHAIRWOMAN GIVEN: So we have some clarification --

MR. PALLAS: I mean, yes, you still have to approve it, yes; it just doesn't need any other approvals, there's no ZBA requirement for --

CHAIRWOMAN GIVEN: Right, but we're going to keep this application as is, as one.

MR. BROWN: Okay.

MR. COTUNGO: When you go for the music venue, we would want to know what hours of operation the music is, how many decibels --

CHAIRWOMAN GIVEN: Sure, it's all on his --

MR. COTUNGO: It's on there?

CHAIRWOMAN GIVEN: Um-hum.

MR. COTUNGO: Oh, he asked for it. I'm just reiterating --

CHAIRWOMAN GIVEN: And we told him that everything pointed out in here needs to be addressed.

MR. COTUNGO: So it's covered?

CHAIRWOMAN GIVEN: Yes.
Okay, Rob.

MR. BROWN: Okay.

MR. COTUNGO: Thank you.

CHAIRWOMAN GIVEN: Noah, anything?

MR. THOMAS: No.

CHAIRWOMAN GIVEN: John, anything further?

MR. COTUNGO: No.

CHAIRWOMAN GIVEN: Rob?

MR. CONNOLLY: No.

CHAIRWOMAN GIVEN: Thank you.

MR. BROWN: Sure.

I'm here for next one too.

CHAIRWOMAN GIVEN: I know you are.

Moving on to Item six, 300 Main Street.


The applicant is proposing to change the use from retail to assembly.

The property is located in the Commercial Retail District. This property is also located in the Historic District.

Designated Suffolk County Tax Map
MR. BROWN: Robert Brown, architect.

This is purely an interior alteration. There are two things happening.

If you're familiar with the property, the store called Basso is changing hands, but not being changed on the inside at all. It will still be the same exact use. The new name will be Terra, T-E-R-R-A.

And as soon as I have a sign, I will make a sign application.

CHAIRWOMAN GIVEN: You're going to submit a sign application?

MR. BROWN: As soon as the sign is designed.

CHAIRWOMAN GIVEN: Did you say you were changing the use?

MR. BROWN: Well, the change of use, there are two parts to this again. One part is the change of ownership of Bosso to Terra which I'm not even sure if that requires your approval or not.

CHAIRWOMAN GIVEN: Not the change of ownership.
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MR. BROWN: The other part is, the retail space that was called Open Space is, we are hoping to change it to additional assembly space to be used as restaurant overflow and private meeting space.

CHAIRWOMAN GIVEN: You're talking about that one area --

MR. BROWN: It's that space between Basso and Doofpot.

CHAIRWOMAN GIVEN: It not Basso? It's not --

MR. BROWN: No, Basso is staying as it is.

CHAIRWOMAN GIVEN: Okay.

MR. BROWN: Then there's Open Space was the name of the store, and we are -- that's currently unoccupied and we are applying --

CHAIRWOMAN GIVEN: Right next to Basso?

MR. BROWN: Right next to Basso.

CHAIRWOMAN GIVEN: Okay.

MR. BROWN: In fact, there is a door that connects the --

CHAIRWOMAN GIVEN: Correct, I saw that.

MR. BROWN: That was a retail space and...
the owners are planning to make that an
overflow dining space, private eating space
and we're providing a handicap accessible
bathroom and that's accessible from Basso
and the new space and there are absolutely
no alterations to the exterior of the
building.

CHAIRWOMAN GIVEN: Is there any reason
the planner didn't chime in on this?

MR. PALLAS: He did get it, he just
hasn't had time to provide --

CHAIRWOMAN GIVEN: Oh, are we gonna --

MR. PALLAS: Within a day or two --

CHAIRWOMAN GIVEN: Yeah, we need to
really -- before we can even entertain or
discuss, we need to have our planner provide
us with his comments. He sees things we
don't at times.

He is to have those to us by tomorrow
or Monday?

MR. PALLAS: Tomorrow, the latest. If
it's the Board's pleasure, we can have the
discussion at next-weeks meeting.

CHAIRWOMAN GIVEN: I'm sorry?
MR. PALLAS: If you would like to, you can --

CHAIRWOMAN GIVEN: Paul, can't hear.

MR. PALLAS: We could put this over to next week in time for comments, and you can just continue the pre-submission conference next week, if you choose.

CHAIRWOMAN GIVEN: So we table?

MR. PALLAS: That is just an option.

CHAIRWOMAN GIVEN: You guys want to table this until our next meeting?

MR. COTUNGO: I'll just ask an additional --

CHAIRWOMAN GIVEN: Sure.

MR. COTUNGO: I'm confused with this plan over here, the three-sixteen scale and the one inch equals two --

MR. BROWN: The one inch equals ten is just for context, just so the location, the print in the lower right is what's actually happening in the space.

MR. COTUNGO: Which one do you want because one has four tables and one has six tables and one has sinks --
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MR. BROWN: Yeah, there are --

MR. COTUNGO: They're different, they're two different plans, so which one do you want?

It's almost like your other plan on the other job.

MR. BROWN: The site plan is purely to show the context and location, and the plan in the lower right is the plan that is being applied for and that includes the seating calculations.

MR. COTUNGO: It's not right and it's confusing. Why does one show six tables? Why does one show four? Why does one show the bathroom going straight through and the sinks over? Which one do you want? Are you saying the larger one takes precedence?

MR. BROWN: Yes.

CHAIRWOMAN GIVEN: Then why --

MR. COTUNGO: Than get rid of the other one --

CHAIRWOMAN GIVEN: Right.

MR. COTUNGO: -- you can't have two plans.
MR. BROWN: Technically speaking, a Planning Board application must show the site plan including all the metes and bounds of the property which is the purpose of the other plan.

MR. COTUNGO: Than it should be accurate of what you plan to do?

MR. BROWN: You're absolutely right.

MR. COTUNGO: Are you closing up windows on --

MR. BROWN: No.

MR. COTUNGO: Then why are they shaded in black on the enlarged plan but again not on -- it's not even identified on the site plan what that is where the food service facility used to remain, but it clearly shows that a designation as a window, if they are windows, they're black.

MR. BROWN: That's just a --

MR. COTUNGO: What does that mean?

MR. BROWN: That was just a misdirection to the printer, it shouldn't have come out that way.

MR. COTUNGO: What is the other one, is
that a door on the side, the opening above
the word service where it looks like there's
like a big box in the back?

MR. BROWN: That's all exits.

MR. COTUNGO: What is it?

MR. BROWN: It's a door.

MR. COTUNGO: A door. Okay. I can't
tell it's a door.

CHAIRWOMAN GIVEN: That's okay. That's
why we're here, to ask questions and get
clarification.

See we would love to just -- like I sat
down before with Rob and we were confused
too. It would help for it to just be
clearcut and precise, you know.

Thanks, Rob. Just pointing that out.
It helps you, it helps us, it helps the
process, you know.

Noah?

MR. THOMAS: I agree.

MR. BROWN: In any case, in terms of
tabling this, what does that do to our
schedule because you're tabling --

CHAIRWOMAN GIVEN: That it continues on
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pre-submission conference to the next meeting.

MR. PALLAS: Next week, next Thursday.

CHAIRWOMAN GIVEN: Which is this coming -- a week from tonight, we'll continue our pre-submission conference.

MR. BROWN: Do we have to wait a month and a half for approval because we have to wait to the next work session, then the next regular session because we don't have the comments?

CHAIRWOMAN GIVEN: Do you want to speak?

MR. PALLAS: If you don't mind.

It wouldn't have made any difference, that's why I'm suggesting next week. Either way, they would schedule the public hearing for next month.

CHAIRWOMAN GIVEN: Right.

MR. PALLAS: So whether we schedule that today for next month or next week for next month, the outcome is the same.

CHAIRWOMAN GIVEN: Right.

MR. PALLAS: That's why I'm suggesting
we do it this way to keep the process moving forward so it is not delayed. I suggested --

CHAIRWOMAN GIVEN: Right.

Next week, as opposed to going to the end of the month to our next work session.

MR. BROWN: Okay.

CHAIRWOMAN GIVEN: The fact that we're doing it a week from tonight is helping to keep the process going.

MR. BROWN: You will have the revised drawings in a couple of days.

CHAIRWOMAN GIVEN: Okay.

I make a motion that we table this and continue the Work Session on this application until our meeting next week which is March 7th.

Do I have a second?

MR. COTUNGO: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. THOMAS: Aye.

MR. COTUNGO: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Thanks, Rob.
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I know you're gonna remain there for the next one.

Item Number 7, designated Number 9, but it's now Number 7, 47 Front Street.


The applicant is proposing minor interior renovations as well as awning replacement.

The property is located in the Waterfront Commercial District and is not located in the Historic District.

And it's designated Suffolk County Tax Map Number 1001-5-4-19.

Again, the planners comments are not available.

MR. PALLAS: Yeah. They will be done tomorrow, Monday at the latest.

MR. COTUNGO: He'll probably say the Board of Health Approval is required just like he did on the other one.

CHAIRWOMAN GIVEN: He said for the
refrigeration for the other one.

MR. COTUNGO: For this too.

MR. BROWN: Can I ask for clarification on that? I didn't realize that Health Department approval was required before Planning Board approval.

CHAIRWOMAN GIVEN: It's on your list from the last application, Rob, remember the planner's list?

MR. BROWN: Yes.

CHAIRWOMAN GIVEN: It was for the refrigeration.

MR. COTUNGO: I don't think it said Planning Board, it just says before --

CHAIRWOMAN GIVEN: I don't think it said before in that language.

Hang on, I'll get my notes.

MR. COTUNGO: I guess he's just making you aware that --

CHAIRWOMAN GIVEN: You need it.

Proposed kitchen storage and walk in cooler/freezers are prior to approval from the Village of Greenport.

MR. CONNOLLY: He means for a
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Certificate of Occupancy.

MR. COTUNGO: No, building code.

CHAIRWOMAN GIVEN: That what I thought.

MR. COTUNGO: That doesn't stop us from voting, it may stop you from getting a building permit.

CHAIRWOMAN GIVEN: Okay.

Anyone have any comments on this?

You know, again, you have an application in front of you and it simply states replacing awnings in kind, and obviously, I don't believe these drawings are simply depicting the replacements of awnings, right, there's more to it than what's stated --

MR. BROWN: Well, interior alterations to the kitchen space, and I believe that's on the application and --

CHAIRWOMAN GIVEN: No, I'm looking at it, it says replace awnings in kind, that's all I have.

Do you have something I don't have?

MR. COTUNGO: Are there two applications?
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CHAIRWOMAN GIVEN: I don't know.

MR. COTUNGO: One for the awning and
one for the interior?

CHAIRWOMAN GIVEN: I hope not.

MR. BROWN: The agenda --

CHAIRWOMAN GIVEN: Yes, I know what the
agenda reads and that's another issue, the
agenda doesn't match the application, you
know.

I mean, your application should just be
thorough and complete and what you're
proposing to do.

MR. BROWN: Well, if I may ask this
question, some modifications to the kitchen
layout, does it require Planning Board
approval?

MR. PALLAS: I don't believe so.

CHAIRWOMAN GIVEN: I'm sorry.

MR. PALLAS: I don't believe so.

CHAIRWOMAN GIVEN: So they're seeking
approval from us for the awning; is that
what you're telling me?

MR. PALLAS: No.

There's, the second floor, there is a
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partition wall?

CHAIRWOMAN GIVEN: Okay.

So I sit down with an application, I want to know what you're proposing, correct, it should be on here, right?

And then I, it's not, it's just telling me you want to replace the awning in kind, but there's other -- I mean these plans definitely --

I'm confused again.

MR. COTUNGO: Yeah, me too.

CHAIRWOMAN GIVEN: -- it's just, I sit and I'd love to be able to not sit here and tell you that I'm confused.

MR. BROWN: As am I because I didn't think that the interior work warranted Planning Board approval when it's just carving out some storage space out of the existing office.

CHAIRWOMAN GIVEN: So that was made clear to you that that --

MR. PALLAS: I don't -- I'm just saying what's on the plan. I wasn't suggesting that they necessarily need Planning Board
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approval. I'm not a hundred percent certain whether storage space would.

Certainly if there was changes to the seating arrangements, that would require Planning Board approval, this is office storage space.

MR. COTUNGO: What's there now on the second floor?

MR. BROWN: It's all one big office space.

MR. COTUNGO: So it's merely dividing --

MR. BROWN: It's merely carving out a little bit of separated dry storage.

CHAIRWOMAN GIVEN: On the second floor --

MR. BROWN: The second floor on the north end.

CHAIRWOMAN GIVEN: There's seating, there is bar.

MR. BROWN: Yeah, that's the south end. On the north end is just one big open office space.

CHAIRWOMAN GIVEN: Okay.
And that's where you're --

MR. BROWN: We're just carving out some dry storage separated from the office.

CHAIRWOMAN GIVEN: So what does require us?

MR. CONNOLLY: When a commercial space needs a Building Permit for work being done that triggers site plan review.

CHAIRWOMAN GIVEN: Okay.

And Planning Board approval?

MR. CONNOLLY: Right.

CHAIRWOMAN GIVEN: Okay because I'm hearing --

MR. COTUNGO: Two different --

CHAIRWOMAN GIVEN: I'm really, you know, I'm not getting clear, it's not clear.

MR. PALLAS: Again, the plans show the change in the space and the new awnings, that's what's before you.

CHAIRWOMAN GIVEN: So it does require Planning Board approval?

MR. PALLAS: Site plan approval, that's part of the site plan, yes.

MR. COTUNGO: Why wouldn't taking out
the dumb weighter and expanding the kitchen be part of the Planning Board approval too?

CHAIRWOMAN GIVEN: Right.

MR. COTUNGO: Why would carving an office and storage require it but not taking out the dumb weighter and changing the kitchen?

MR. PALLAS: I'm confused.

CHAIRWOMAN GIVEN: What are you confused about, Paul?

MR. PALLAS: You said expanding the kitchen, I don't --

MR. BROWN: It's not expanding the kitchen it's --

MR. COTUNGO: When you're taking out a dumb weighter and adding equipment, your expanding the kitchen.

MR. BROWN: I would respectfully disagree with that definition. We're not expanding the space at all, we're just modifying it by changing what was a dumb weighter into a table.

MR. COTUNGO: Some things say existing, like existing standing refrigerator. Should
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I assume everything that does not say existing is new, such as the hand sink, the mop sink? I know where the dumb weighter is coming out, there's definitely gonna be something new there.

MR. BROWN: Well, as I said, there are some modifications to the kitchen layout.

MR. COTUNGO: It's hard to tell what's existing and what's new.

Again, should I assume if it doesn't say existing, it's new?

MR. BROWN: Yes.

New or replaced.

Again, correct me if I'm wrong, but I don't understand why that's -- it was a commercial kitchen, it's going to be a commercial kitchen; why do we need Planning Board approval for that? We're swapping out some sinks, and we're putting a table where the dumb weighter was.

CHAIRWOMAN GIVEN: There is my confusion. Why would we get plans that depict things we don't need to be concerned with?
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MR. PALLAS: The Village code requires site plan approval whenever a space, if there's work done on the space, it requires a building permit. This requires a building permit for the partition walls and the replaced awning and that's why it's here.

The elements themselves, that's what's in the code, I don't know that the elements that are necessarily here are part of what you would normally review, but it is a change in site plan. Other than that, there are no changes to the site plan.

CHAIRWOMAN GIVEN: Since we do not have our planner's notes, we're back to where we were with the previous application.

MR. PALLAS: We can do the same --

CHAIRWOMAN GIVEN: I'm going to recommend that we table this and continue our site plan review, our site plan review and continue our Work Session until next week, Thursday's meeting.

MR. BROWN: If you could forward to me the planner's notes --

CHAIRWOMAN GIVEN: As soon as we have
them.

MR. BROWN: -- and I can take them into consideration on revising the plans.

CHAIRWOMAN GIVEN: Okay.

MR. PALLAS: Absolutely.

CHAIRWOMAN GIVEN: Great.

I make a motion that this --

MR. COTUNGO: Can I say one thing?

CHAIRWOMAN GIVEN: Sure.

MR. COTUNGO: It might be helpful to -- the biggest part of this job is replacement of the canvas canopy.

MR. BROWN: Yes.

MR. COTUNGO: To me, I'm not worried about the kitchen or the storage slash --

MR. BROWN: Nor was I, quite frankly.

CHAIRWOMAN GIVEN: -- and it's not just replacement, there's gonna be new where there are no existing, correct, the side doesn't have it?

MR. BROWN: No. It's replacement in kind.

CHAIRWOMAN GIVEN: Huh?

MR. BROWN: No, there is not, we're not
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calling for one on the side.

CHAIRWOMAN GIVEN: Just the front?

MR. BROWN: Just the front and the
second floor in the back.

MR. COTUNGO: In the back.

MR. BROWN: Where there was awnings,
we're replacing the awns.

MR. COTUNGO: It's still gonna be a
temporary structure?

MR. BROWN: Yes.

MR. COTUNGO: But it's gonna be fire
rated this time?

MR. BROWN: I believe so, yes.

MR. COTUNGO: You wrote that on the
plan.

MR. BROWN: Yes.

MR. COTUNGO: What does it look like?

CHAIRWOMAN GIVEN: I have a picture, I
think.

Is this what you're going with, the
yellow (indicating)?

MR. BROWN: Yes.

CHAIRWOMAN GIVEN: Is that on the side,
so you're not proposing those awnings?
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MR. BROWN: We're not proposing the side awnings, no.

CHAIRWOMAN GIVEN: Okay.

MR. BROWN: That was a rendering by the awning company. They were considering it at the time, but it created too many issues.

CHAIRWOMAN GIVEN: Okay. Okay.

So I'm making a motion that we table this and continue our discussion at our next meeting, March 7th.

Do I have a second?

MR. COTUNGO: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. THOMAS: Aye.

MR. COTUNGO: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Thanks, Rob.

MR. BROWN: Thank you.

CHAIRWOMAN GIVEN: Item 8, motion to adjourn at 4:40.

Do I have a second?

MR. COTUNGO: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. COTUNGO: Aye.

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MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carried.

(Time noted: 4:40 p.m.)
CERTIFICATE

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

I, STEPHANIE O'KEEFFE, a Reporter and
Notary Public within and for the State of New
York, do hereby certify that the within is a
true and accurate transcript of the
proceedings taken on February 28, 2019.

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 28th day of February, 2019.

______________________
STEPHANIE O'KEEFFE

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