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Proceedings 2-2-2017

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD

REGULAR SESSION

-----X

Third Street Firehouse  
Greenport, New York

February 2, 2017  
5:08 p.m.

Before:

CHAIRMAN DEVIN McMAHON

MEMBER MARY GIVEN

MEMBER NOAH THOMAS

MEMBER BRADLEY BURNS

MEMBER JOHN COTUGNO

Building Inspector  
Eileen Wingate

Planning Consultant  
Glynis Berry

Village Administrator  
Paul J. Pallas, P.E.

Village Attorney  
Joseph W. Prokop

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Proceedings 2-2-2017

I N D E X

1. Corner of Front and Third Streets

Page 3 - 4

2. 625 1st Street

Page 4 - 14

3. 120-122 Front Street

Page 14 - 17

4. Motion to approve the minutes of the  
December 1, 2016 meeting.

Page 17 - 18

5. Motion to accept the minutes of the  
January 5, 2017 meeting.

Page 18

6. Motion to adjourn.

Page 18 -19

1 Proceedings 2-2-2017

2 CHAIRMAN McMAHON: Okay.

3 We are going to begin the meeting.

4 This is the Village of Greenport

5 Planning Board. Regular Session.

6 February 2, 2017.

7 Item Number One: Corner of

8 Front and Third Streets. Motion to

9 table the application of Dan

10 Pennessi, President of SAKD, LLC,

11 until the scheduled public hearing

12 on February 23, 2017. Dan Pennessi

13 is before the Board to discuss

14 proposed uses and development of

15 the site located at the corner of

16 Front and Third Streets. The

17 Zoning Board of Appeals has granted

18 the six variances requested to

19 develop the proposed site.

20 The property is located in

21 the WC (Waterfront Commercial)

22 District, and the proposed uses for

23 the site are conditional uses.

24 Suffolk County Tax Map#:

25 1001-5-4-5.

1 Proceedings 2-2-2017

2 We will be discussing this  
3 at the public hearing. That would  
4 be the best time for anyone to have  
5 their opinions heard publicly if  
6 you want to say anything in regards  
7 to the project.

8 Does anyone have any other  
9 business on this before we move on?

10 Okay. So I make a motion  
11 to table the discussion until the  
12 public hearing on February 23,  
13 2017. The next work session.

14 Can I have a second?

15 MEMBER GIVEN: Second.

16 CHAIRMAN McMAHON: All in  
17 favor?

18 MEMBER GIVEN: Aye.

19 MEMBER THOMAS: Aye.

20 MEMBER BURNS: Aye.

21 MEMBER COTUGNO: Aye.

22 CHAIRMAN McMAHON: Motion  
23 carries.

24 Item number two: 525 1st  
25 Street. Continued pre-submission

1 Proceedings 2-2-2017  
2 conference for Jim Olinkiewicz as  
3 prospective purchaser of the  
4 property located at 625 First  
5 Street from the former Methodist  
6 Church. The application proposes to  
7 sub-divide the property into three  
8 conforming residential lots,  
9 convert the Church Sanctuary into a  
10 single-family residence, create a  
11 conforming lot on First Street, and  
12 rehabilitate the parsonage. The  
13 property is located in the R-2 (One  
14 and Two-Family) Zone and the  
15 Historic District. The proposed  
16 uses are permitted.

17 Suffolk County Tax Map#:  
18 1001-2-6-49.1

19 MR. OLINKIEWICZ: Jim  
20 Olinkiewicz. We will be closing on  
21 the property on February 9th. I  
22 will be taking ownership. So the  
23 contract made -- wouldn't be a  
24 problem anymore. I think pretty  
25 much we have gone over everything.

1 Proceedings 2-2-2017

2 I don't know if there is any other  
3 questions. We were hoping there  
4 would be a public hearing at this  
5 meeting.

6 MR. PALLAS: The process is  
7 -- what we have been going through  
8 is a pre-submission conference,  
9 which is an informal discussion.  
10 What is required is a sketch plan  
11 submittal for the next step to  
12 start the formal process. So you  
13 would submit -- there is a time  
14 limit. You are getting close to  
15 it. I think you have got  
16 everything, you know, pretty much  
17 available. The next few days --  
18 the sketch plan. Then there will  
19 be a formal notice of the meeting.  
20 It is not a hearing. The hearing  
21 would come at the preliminary --  
22 preliminary plaque stage. That is  
23 what you do at the hearing. The  
24 first step at next month's meeting  
25 would be a sketch plan. That is a

1 Proceedings 2-2-2017  
2 formal process. Then the following  
3 month would be the preliminary  
4 plaque hearing.

5 MR. OLINKIEWICZ: So do we  
6 have a sketch plan meeting coming  
7 up at this next meeting?

8 MR. PALLAS: You provide us  
9 with the drawings as per code.

10 MR. OLINKIEWICZ: You have  
11 everything.

12 MR. PALLAS: We have  
13 everything? We will put that on  
14 the agenda for next month.

15 MR. OLINKIEWICZ: Is that  
16 like -- I'm just trying to find  
17 out. Is that February 23rd or is  
18 that March?

19 MR. PROKOP: It is February  
20 23rd.

21 MR. PALLAS: My  
22 understanding is it will be done at  
23 the work session, which will be the  
24 last meeting in February.

25 MR. OLINKIEWICZ: Okay.

1 Proceedings 2-2-2017

2 MR. PROKOP: That portion  
3 of the meeting is going to be  
4 scheduled as a public meeting. It  
5 will be the work session and a  
6 public meeting. You are going to  
7 need to post a notice on the  
8 property.

9 MR. OLINKIEWICZ: The  
10 placard to notify all the neighbors  
11 and all that -- the same stuff we  
12 have to do. Okay. That's fine.

13 Is there any other  
14 questions?

15 CHAIRMAN McMAHON: I have no  
16 questions. I would have to defer  
17 to them as to the process.

18 So do you have to schedule  
19 anything this evening or is that --

20 MR. PALLAS: No. Correct.  
21 That will be the normal process  
22 which would be added detail of the  
23 scheduling. Formal noticing of  
24 that meeting. At that meeting you  
25 can schedule -- you have the



1 Proceedings 2-2-2017  
2 ability to schedule the hearing on  
3 the preliminary plaque.

4 MR. McMAHON: Okay. So  
5 that takes place at the regular  
6 session then or does there have to  
7 be a ten day notice?

8 MR. PROKOP: It is another  
9 notice process. So it would be the  
10 next meeting after that.

11 MR. OLINKIEWICZ: Right.  
12 So we noticed for this coming  
13 meeting and then we notice again  
14 for the next meeting. Right? So  
15 it is a double notice. Right?

16 MR. PALLAS: I'm sorry.  
17 I'm not being clear. There is two  
18 different drawings submitted, the  
19 sketch plan --

20 MR. OLINKIEWICZ: Right.  
21 Which is the one we are noticing  
22 for --

23 MR. PALLAS: Right. The  
24 next one.

25 MR. OLINKIEWICZ: -- on the

1 Proceedings 2-2-2017

2 26th?

3 MR. PALLAS: Right.

4 Following the work session, regular  
5 session. Either one would be the  
6 consideration of the preliminary  
7 plaque and the hearing for that.  
8 The Board has the ability next  
9 month to vote during the sketch  
10 plan review to schedule a public  
11 hearing for the following set of  
12 dates.

13 MR. OLINKIEWICZ: But we  
14 have to notify everybody for the  
15 sketch plan as well?

16 MR. PALLAS: That is  
17 required.

18 MR. OLINKIEWICZ: Okay. So  
19 it is two. That is all I wanted to  
20 know. It is two notices. Notice  
21 for the sketch plan and then we  
22 notice again for the plaque.

23 MR. PALLAS: That is my  
24 understanding. Yes.

25 MR. OLINKIEWICZ: Okay.

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Proceedings 2-2-2017

Thank you.

MR. PROKOP: I might recommend the Board to make a motion and vote to schedule the public meeting on the sketch plan for February 23rd.

CHAIRMAN McMAHON: I will so motion. Do I have a second?

MEMBER GIVEN: Second.

CHAIRMAN McMAHON: All in favor?

MEMBER GIVEN: Aye.

MEMBER THOMAS: Aye.

MEMBER BURNS: Aye.

MEMBER COTUGNO: Aye.

CHAIRMAN McMAHON: Motion carries.

Does anyone else have any questions or comments?

MR. OLINKIEWICZ: Thank you.

MR. SALADINO: John Saladino, 6th Street. Just so it is clear in my mind, the

1 Proceedings 2-2-2017

2 application has been accepted?

3 CHAIRMAN McMAHON: It is a  
4 different process than the normal  
5 use evaluation applications.

6 MR. SALADINO: So there is  
7 no application?

8 CHAIRMAN McMAHON: There is  
9 still a pre-submission conference.  
10 I believe there is no --

11 MR. SALADINO: Just so I  
12 kind of know when to show up.

13 MR. PROKOP: We don't  
14 accept an application. We accept a  
15 sketch plan which is basically the  
16 application.

17 MR. SALADINO: Next month  
18 -- not next month --

19 MR. PROKOP: February 23rd.

20 MR. SALADINO: February  
21 23rd, the sketch plan is going to  
22 be presented to this Board?

23 MR. PROKOP: Yes.

24 MR. SALADINO: At that  
25 meeting there is going to be a

1 Proceedings 2-2-2017

2 public hearing scheduled on -- I  
3 can't say application?

4 MR. PALLAS: On the  
5 sub-division.

6 MS. WINGATE: On the  
7 sub-division.

8 MR. SALADINO: On the  
9 application for the sub-division.  
10 And that will be scheduled --

11 MS. WINGATE: For March.

12 MR. SALADINO: At the  
13 February 23rd meeting for March.

14 MS. WINGATE: I don't know  
15 the date.

16 MR. PALLAS: I would have  
17 to look at a calendar. It would be  
18 the work session for the regular  
19 meeting associated with that --

20 MR. SALADINO: So February  
21 23rd -- there is twenty-eight days  
22 in February. We need ten days for  
23 a public hearing notice. So it  
24 won't be the first week in March?

25 MR. PROKOP: It won't be --

1 Proceedings 2-2-2017

2 the first week in March is March  
3 2nd.

4 MR. PALLAS: No, it won't  
5 be.

6 MR. SALADINO: So it will be  
7 March -- so the hearing for the  
8 sub-division application will be  
9 March 20th --

10 MS. WINGATE: March 30th.  
11 The last Thursday of the month.

12 MR. OLINKIEWICZ: So there  
13 is public hearing for the sketch  
14 plan on the 23rd. Then you have a  
15 public hearing for the application  
16 on the 30th or March.

17 MR. SALADINO: Thank you.

18 CHAIRMAN McMAHON: I make a  
19 motion to move on. Do I have a  
20 second?

21 MEMBER GIVEN: Second.

22 CHAIRMAN McMAHON: All in  
23 favor?

24 MEMBER GIVEN: Aye.

25 MEMBER THOMAS: Aye.

1 Proceedings 2-2-2017

2 MEMBER BURNS: Aye.

3 MEMBER COTUGNO: Aye.

4 CHAIRMAN McMAHON: Motion

5 carries.

6 Item Number Three: 120-122

7 Front Street.

8 Continued discussion on use

9 evaluation and possible motion for

10 Michelle Alptekin. The applicant

11 has proposed combining two vacant

12 retail shops for use as a

13 restaurant. The Olive Branch

14 restaurant has proposed 32 indoor

15 seats and 16 patio seats and will

16 be located at 120-122 Front Street.

17 The property is located in the CR

18 (Commercial Retail) District and is

19 a permitted use. Revised plans

20 include changes to the floor plan

21 and additional information as

22 requested by the Board.

23 Suffolk County Tax Map#:

24 1001-4-9-28.3

25 We also have a letter here

1 Proceedings 2-2-2017  
2 in regards to dumpster access  
3 stored off site. I think that is  
4 the only thing we were waiting on.  
5 We have discussed everything else  
6 in regards to the application. Are  
7 there any questions or comments?

8 No. Should we do --

9 MR. PROKOP: We didn't do  
10 -- this would be a type two action.  
11 Because it is a use evaluation it  
12 is a type two action. So we could  
13 vote to determine the application  
14 is a type two application for  
15 purposes of secur(phonetic) and  
16 therefore no secur review is  
17 required.

18 CHAIRMAN McMAHON: I so  
19 motion. Do I have a second for  
20 that?

21 MEMBER THOMAS: Second.

22 CHAIRMAN McMAHON: All in  
23 favor?

24 MEMBER GIVEN: Aye.

25 MEMBER THOMAS: Aye.



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Proceedings 2-2-2017

MEMBER BURNS: Aye.

MEMBER COTUGNO: Aye.

CHAIRMAN McMAHON: Motion carries.

Then with regards to the use evaluation application I make a motion to accept the plan as submitted with the additional materials that were requested that were provided. Do I have a second for that?

MEMBER BURNS: Second.

CHAIRMAN McMAHON: All in favor?

MEMBER GIVEN: Aye.

MEMBER THOMAS: Aye.

MEMBER BURNS: Aye.

MEMBER COTUGNO: Aye.

CHAIRMAN McMAHON: Motion carries.

MR. PROKOP: Did you say --

CHAIRMAN McMAHON: I'm sorry. I am going to amend my previous motion. To approve the

1 Proceedings 2-2-2017  
2 application as admitted. Do I have  
3 a second for that?

4 MEMBER BURNS: Second.

5 CHAIRMAN McMAHON: All in  
6 favor?

7 MEMBER GIVEN: Aye.

8 MEMBER THOMAS: Aye.

9 MEMBER BURNS: Aye.

10 MEMBER COTUGNO: Aye.

11 CHAIRMAN McMAHON: Motion  
12 carries.

13 Item Number Four: Motion  
14 to approve the minutes of the  
15 December 1, 2016 meeting.

16 Do I have a second for  
17 that?

18 MEMBER THOMAS: Second.

19 CHAIRMAN McMAHON: All in  
20 favor?

21 MEMBER GIVEN: Aye.

22 MEMBER THOMAS: Aye.

23 MEMBER BURNS: Aye.

24 MEMBER COTUGNO: Aye.

25 CHAIRMAN McMAHON: Motion

1 Proceedings 2-2-2017

2 carries.

3 Item Number Five: Motion  
4 to accept the minutes of the  
5 January 5, 2017 meeting. Second?

6 MEMBER GIVEN: Second.

7 CHAIRMAN McMAHON: All in  
8 favor?

9 MEMBER GIVEN: Aye.

10 MEMBER THOMAS: Aye.

11 MEMBER BURNS: Aye.

12 MEMBER COTUGNO: Aye.

13 CHAIRMAN McMAHON: Motion  
14 carries.

15 Item Number Six: Motion to  
16 adjourn. Do I have a second?

17 MEMBER GIVEN: Second.

18 CHAIRMAN McMAHON: All in  
19 favor?

20 MEMBER GIVEN: Aye.

21 MEMBER THOMAS: Aye.

22 MEMBER BURNS: Aye.

23 MEMBER COTUGNO: Aye.

24 CHAIRMAN McMAHON: Motion  
25 carries.

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Proceedings 2-2-2017

MEMBER BURNS: I am not going to be here between the 11th of this month and the 4th of next month. So I will miss three meetings including the --

MS. WINGATE: February 11th through March?

MEMBER BURNS: March 4th. Two meetings plus the hearing.

CHAIRMAN McMAHON: I am going to ask that if anyone becomes unavailable to please reach out as soon as possible.

MEMBER COTUGNO: I didn't make plans yet but I have a feeling I'm going to be in the same situation.

MEMBER GIVEN: I'll be around. God willing.

CHAIRMAN McMAHON: Okay. Thank you very much.

(Record closed: 5:20 p.m.)

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Proceedings 2-2-2017

York, do hereby certify:

That the within proceedings is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am not in any way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have here unto set my hand.

□

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Barbara D. Schultz