VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK
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PLANNING BOARD
REGULAR SESSION
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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
1. Corner of Front and Third Streets
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2. 625 1st Street
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3. 120-122 Front Street
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4. Motion to approve the minutes of the December 1, 2016 meeting.
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5. Motion to accept the minutes of the January 5, 2017 meeting.
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6. Motion to adjourn.
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CHAIRMAN McMAHON: Okay.

We are going to begin the meeting.

This is the Village of Greenport
Planning Board. Regular Session.

February 2, 2017.

Item Number One: Corner of
Front and Third Streets. Motion to
table the application of Dan
Pennesi, President of SAKD, LLC,
until the scheduled public hearing
on February 23, 2017. Dan Pennessi
is before the Board to discuss
proposed uses and development of
the site located at the corner of
Front and Third Streets. The
Zoning Board of Appeals has granted
the six variances requested to
develop the proposed site.

The property is located in
the WC (Waterfront Commercial)
District, and the proposed uses for
the site are conditional uses.

Suffolk County Tax Map#:
1001-5-4-5.
We will be discussing this at the public hearing. That would be the best time for anyone to have their opinions heard publicly if you want to say anything in regards to the project.

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

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

Can 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.

Item number two: 525 1st Street. Continued pre-submission
conference for Jim Olinkiewicz as prospective purchaser of the property located at 625 First Street from the former Methodist Church. The application proposes to sub-divide the property into three conforming residential lots, convert the Church Sanctuary into a single-family residence, create a conforming lot on First Street, and rehabilitate the parsonage. The property is located in the R-2 (One and Two-Family) Zone and the Historic District. The proposed uses are permitted.

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

MR. OLINKIEWICZ: Jim Olinkiewicz. We will be closing on the property on February 9th. I will be taking ownership. So the contract made -- wouldn't be a problem anymore. I think pretty much we have gone over everything.
I don't know if there is any other questions. We were hoping there would be a public hearing at this meeting.

MR. PALLAS: The process is -- what we have been going through is a pre-submission conference, which is an informal discussion. What is required is a sketch plan submittal for the next step to start the formal process. So you would submit -- there is a time limit. You are getting close to it. I think you have got everything, you know, pretty much available. The next few days -- the sketch plan. Then there will be a formal notice of the meeting. It is not a hearing. The hearing would come at the preliminary -- preliminary plaque stage. That is what you do at the hearing. The first step at next month's meeting would be a sketch plan. That is a
formal process. Then the following month would be the preliminary plaque hearing.

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

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

MR. OLINKIEWICZ: You have everything.

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

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

MR. PROKOP: It is February 23rd.

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

MR. OLINKIEWICZ: Okay.
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MR. PROKOP: That portion

of the meeting is going to be

scheduled as a public meeting. It

will be the work session and a

public meeting. You are going to

need to post a notice on the

property.

MR. OLINKIEWICZ: The

placard to notify all the neighbors

and all that -- the same stuff we

have to do. Okay. That's fine.

Is there any other

questions?

CHAIRMAN McMAHON: I have no

questions. I would have to defer

to them as to the process.

So do you have to schedule

anything this evening or is that --

MR. PALLAS: No. Correct.

That will be the normal process

which would be added detail of the

scheduling. Formal noticing of

that meeting. At that meeting you

can schedule -- you have the
ability to schedule the hearing on
the preliminary plaque.

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

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

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

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

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

MR. PALLAS: Right. The
next one.

MR. OLINKIEWICZ: -- on the
MR. PALLAS: Right.

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

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

MR. PALLAS: That is required.

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

MR. PALLAS: That is my understanding. Yes.

MR. OLINKIEWICZ: Okay.
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
application has been accepted?

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

MR. SALADINO: So there is no application?

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

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

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

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

MR. PROKOP: February 23rd.

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

MR. PROKOP: Yes.

MR. SALADINO: At that meeting there is going to be a
public hearing scheduled on -- I can't say application?

MR. PALLAS: On the sub-division.

MS. WINGATE: On the sub-division.

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

MS. WINGATE: For March.

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

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

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

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

MR. PROKOP: It won't be --
the first week in March is March 2nd.

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

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

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

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

MR. SALADINO: Thank you.

CHAIRMAN McMAHON: I make a motion to move on. 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.

Item Number Three: 120-122 Front Street.
Continued discussion on use evaluation and possible motion for Michelle Alptekin. The applicant has proposed combining two vacant retail shops for use as a restaurant. The Olive Branch restaurant has proposed 32 indoor seats and 16 patio seats and will be located at 120-122 Front Street.
The property is located in the CR (Commercial Retail) District and is a permitted use. Revised plans include changes to the floor plan and additional information as requested by the Board.
Suffolk County Tax Map#: 1001-4-9-28.3
We also have a letter here
in regards to dumpster access
stored off site. I think that is
the only thing we were waiting on.
We have discussed everything else
in regards to the application. Are
there any questions or comments?
No. Should we do --
MR. PROKOP: We didn't do
this would be a type two action.
Because it is a use evaluation it
is a type two action. So we could
vote to determine the application
is a type two application for
purposes of secor(phonetic) and
therefore no secor review is
required.
CHAIRMAN McMAHON: I so
motion. Do I have a second for
that?
MEMBER THOMAS: Second.
CHAIRMAN McMAHON: All in
favor?
MEMBER GIVEN: Aye.
MEMBER THOMAS: Aye.
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
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application as admitted. 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.

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

   Do I have a second for that?

   MEMBER THOMAS: Second.

   CHAIRMAN McMAHON: All in favor?

   MEMBER GIVEN: Aye.

   MEMBER THOMAS: Aye.

   MEMBER BURNS: Aye.

   MEMBER COTUGNO: Aye.

   CHAIRMAN McMAHON: Motion
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carries.

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

Item Number Six: Motion to adjourn. 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.
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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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 hereunto set my hand.

____________________
Barbara D. Schultz