VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK

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PLANNING BOARD
WORK SESSION

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Third Street Firehouse
Greenport, New York

August 31, 2017
4:05 p.m.

Before:

DEVIN McMAHON - CHAIR (Absent)
MARY GIVEN - ACTING CHAIRWOMAN
NOAH THOMAS - MEMBER
JOHN COTUGNO - MEMBER
BRADLEY BURNS - MEMBER

ROBERT CONNELLY - ATTORNEY
KRISTINA LINGG: BUILDING CLERK
GLYNIS BERRY: PLANNING BOARD CONSULTANT
Item No. 1 - 19 Front Street Page 2-35

Motion to accept the use evaluation application and signage application of Evan Hoffman. The applicant is proposing to open a Jet Ski Tour business at Preston's Marina, located at 102 Main Street. This property is located in the Waterfront Commercial District. This property is also located in the Historic District.

SCTM #: 1001-5-3-12.1

Item No. 2 - 222 Manor Place Page 35-

Discussion and possible motion on a formal recommendation to the ZBA for the application of 222 Manor Place, LLC.

Item No. 3 Page

Motion to accept the minutes of June 29, 2017 and July 6, 2017 Planning Board Meetings.
Item No. 4    Page

Motion to approve the minutes of
the May 25, 2017 Planning Board
Meetings.

Item No. 5    Page

Motion to schedule the Planning
Board Work Session for 4:00 p.m. on

Item No. 6    Page

Motion to schedule the Planning
Board Regular Session for 4:00 p.m.
on October 5, 2017.

Item No. 7    Page

Motion to adjourn.
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ACTING CHAIRWOMAN GIVEN: We are going to open the Planning Board Meeting at 4:05. Item number 1 on the agenda is 19 Front Street.

Motion to accept the use evaluation application and signage application of Evan Hoffman. The applicant is proposing to open a Jet Ski Tour business at Preston's Marina, located at 102 main Street. This property is located in the Waterfront Commercial District. This property is also located in the Historic District.

Suffolk County Tax Map number 1001-5-3-12.1

Is there anyone here on behalf of this application?

MR. HOFFMAN: Yes, I am.

ACTING CHAIRWOMAN GIVEN: Your name, please.

MR. HOFFMAN: Evan Hoffman.

ACTING CHAIRWOMAN GIVEN: Please step up.

MR. HOFFMAN: Hi. How are you
doing today?

ACTING CHAIRWOMAN GIVEN: Evan, I am going to read some comments from our Planner, Glynis Berry, on the application.

MR. HOFFMAN: Okay.

ACTING CHAIRWOMAN GIVEN: The application is for a use evaluation. The applicant is seeking approval for a seasonal Jet Ski Tour operation to be operated at ST Preston's Marina.

Boat rentals and tour boats are permitted uses. Of issue is whether jet skis are considered boats.

MS. BERRY: For clarification, it is.

ACTING CHAIRWOMAN GIVEN: Okay great.

MR. HOFFMAN: I brought a New York State registration with me that it is registered as a boat.

MR. CONNELLY: It is a vessel under the New York State operation law just like boats are.
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ACTING CHAIRWOMAN GIVEN: So the questions that are not answered: What will the hours of operation be? What needs to be stored on-site? How and the size and location should be noted on your plan. Where will the staff be located? What accommodations will they have? How will the boats and gear be stored during inclement weather? Which bathroom facilities will be used for the guests and staff? Where will guests change or don apparel. Where will guests leave any belongings on land while they are going out? And please indicate right-of-way clearances on dock with dimensions. Eight foot required for conditional uses as per code 150-11C. Recommend using the same clearance. Please describe the limits of operations based on environmental conditions. Which organization oversees and insures the safe operation of the proposed activity? The floats act as additional dockage. The Village Board -- the Town Board may
MS. BERRY: The Village. Sorry.

ACTING CHAIRWOMAN GIVEN: What is the accident history of this activity? What is the proposed intensity of use? Are there any expected impacts on the natural environment such as pollution or noise. How will the machines be serviced? How will they be fueled? The applicant is proposing a sandwich sign. The sign needs to be approved by the HPC. Which is the Historic Preservation Commission. Also the proposed location blocks the natural pathway. Simply sighting it in front of a pylon should be sufficient.

That is a lot to digest. I don't know if we have a copy of this for him.

MR. HOFFMAN: I have a copy on my phone. I can start with number one if you would like. Can you hear me okay?

ACTING CHAIRWOMAN GIVEN: Yes.

MR. HOFFMAN: So the hours of operation would be 9:00 a.m. to 5:00 p.m.
Number two, what needs to be stored on-site. There is going to be a -- I guess a large cooler that is attached to the floating dock that is made for the floating dock. It is screwed into the floating dock and will hold life jackets.

ACTING CHAIRWOMAN GIVEN: Just -- she states that the size and location should be noted on the plan.

MR. HOFFMAN: The size and location. I put that on one of my copies of the approximate size. It was on a satellite map photo that was in the paperwork.

ACTING CHAIRWOMAN GIVEN: 12X4, the floating dock?

MR. HOFFMAN: It was a drawing of -- a visual -- an overlook of Preston's by satellite.

MS. BERRY: I think we meant any other, other than just the size of the dock itself.

MR. HOFFMAN: Was that drawing --
was that paperwork, Kristine, added in?

MS. LINGG: Yes. She is just referring to anything other than the floating dock.

MR. HOFFMAN: It is just three floating docks connected. Three of them are corrected together. And they don't come apart. That stay all locked together and they will be tied off by multiple dock lines and cleats.

MS. BERRY: Will there be anything on the wharf at all? Like any place for people to sit, any --

MR. HOFFMAN: No. There is a ladder going down. A ladder going down to the floating dock. That is all there really is. But there isn't going to be any seating. It's pretty much -- they will walk down -- they will walk down on the floating dock. Everybody will get seated on the jet skis. They will get their life preservers on. There will be a fifteen minute tutorial for safety and where we are going. And pretty much
directions and safety. You know, if somebody falls overboard, how somebody will be picked up.

MS. BERRY: What about the bathroom facilities?

MR. HOFFMAN: I was going to go with public bathrooms. The use of public bathrooms that we have in Greenport. You know, I'm not a restaurant, you know. Like, you know, big Glory has, you know, they sail out of, you know, Greenport.

ACTING CHAIRWOMAN GIVEN: Then -- let's proceed. She skipped. Let's go back to number three. Where will the staff be located?

MR. HOFFMAN: The staff will be located -- they will be on the -- they will be --

ACTING CHAIRWOMAN GIVEN: First off, how many do have?

MR. HOFFMAN: We have two. Myself and Dave Gray.

ACTING CHAIRWOMAN GIVEN: Okay. And where are they located and what
accommodations will they have, are the

MR. HOFFMAN: Well, we will be

standing on Preston's dock and also on

the floating docks also. People will --

it will also be -- it is not going to be

that people are going to be really -- it

is going to be planned and people are

going to be, you know, planned -- and

they are going to be coming down at

certain times. It is not going to be

that people are just going walk-up and go

from there. There is going to be, you

know -- there is going to be a phone

number to call and it is going to be --

people are going to come prepared and

come with a bathing suit or wet suit on.

ACTING CHAIRWOMAN GIVEN: Well

that is true of the people that are going

to be utilizing your operation.

MR. HOFFMAN: Sure.

ACTING CHAIRWOMAN GIVEN: But

there will be day trippers and there will

be people that are there because that is
what they do. They go down to the docks. They walk, you know, they are in the area.

MR. HOFFMAN: That's right.

ACTING CHAIRWOMAN GIVEN: How will your insure that they are not going to be intertwined with what is going on with you? How you will let them know that what you have going on is clearly what you have going on?

MR. HOFFMAN: Well, we are booked for certain hours, you know, per hour. If they are not booked they are going to be turned away. You know, there is going to be bookings. But also if somebody is, you know, not dressed in a bathing suit or you know certain apparel -- you know, wearing a bathing suit or a type of wet suit they are not going to be permitted to be -- to operate a personal motor craft with regular clothes on. They have to be dressed, you know, ready to do the strip.

ACTING CHAIRWOMAN GIVEN: Right.
And they won't be allowed down to the docks. You are going to insure that.

MR. HOFFMAN: Right.

ACTING CHAIRWOMAN GIVEN: They are not going to get down to that.

MR. HOFFMAN: They are not allowed on the floating docks unless they are already paid and they are setup to go. No one is allowed to walk on the floating docks unless they are already setup to go on the tour and seated on the jet skis and they have their whistles on their life jacket and they have their life jackets on. And they have a 15 minute briefing on safety and where we will be going.

MR. CONNELLY: How many jet skis are you going to have?

MR. HOFFMAN: There are two that will be rented out and the third is mine as the tour. So there is just two that are being rented out. So it is not a very large group.

ACTING CHAIRWOMAN GIVEN: Onto
the next will be the question of how will
the gear and the boats be stored during
inclement weather when you are not in
operation?

MR. HOFFMAN: You are talking
about like a storm, if there is going to
be a large storm or --

ACTING CHAIRWOMAN GIVEN: Right.

MR. HOFFMAN: If there is going
to be a hurricane or storm everything
will be pulled out of the water on a
trailer and put back in when the storm
has passed. But everything is going to
be tied off and the lines will be
adjusted with high tide and low tide.
And the jet skis will also be locked to
the floating docks, you know, at the end
of the day. At 5:00 p.m. there will be a
lock on the front -- there is front
bumper on the jet ski and there will be a
lock. And there is a hook on the
floating dock. So they will be locked on
the floating dock. So in the middle of
the night somebody is walking around and
decides to step down on the floating dock
and push one off they can't just push it.
It is kind of like untying a boat. They
are going to be locked to the floating
dock nothing can disappear or float off,
you know. You know, I get a call that
one of my personal watercrafts are on the
shore or if there is a problem. But
everything will be locked to the floating
docks every night.

ACTING CHAIRWOMAN GIVEN: And
then she posed the question about guests
changing into proper apparel. Where will
they do that?

MR. HOFFMAN: The public bathrooms
but we are really trying to have it set
up by the hours of operation and have
then have the people come prepared and
come parked -- you know, park and have
their bathing suit on and walk to the
destination down at Preston's. You know
there will be some people walking up.
But really I want people to be prepared.
I don't want people changing. There is
going to be no changing on Preston's Dock. There is not going to be people changing in Claudio's bathroom. They are going to be coming prepared with a bathing suit on and wet suit, if they have one. They will be informed over the phone of the rules as to how they should show up.

MEMBER COTUGNO: Where do you think they are going park?

ACTING CHAIRWOMAN GIVEN: Yeah.

MR. HOFFMAN: I'm from East Hampton. So we have public parking, do we, between the IGA or the food store in the center of town?

ACTING CHAIRWOMAN GIVEN: If you are not there by 9:00 usually there isn't a space available.

MR. HOFFMAN: Okay.

ACTING CHAIRWOMAN GIVEN: It is pretty -- it is pretty -- parking here is really an issue, a problem and limited.

MR. HOFFMAN: Sure. They are not going to be instructed to park at
Claudio's unless they are going to eat at Claudio's. You know, but really they are have to find parking. It is kind of the same thing with a restaurant in town. And I don't think I'm really going to be bringing that much traffic. I only have two jet skis and my jet ski is the tour ski. So I'm not opening up a restaurant. I don't have a large crowd. I am trying to keep it as a minimal and -- minimal people and keep it as safe as possible. I'm not looking to have ten jet skis in a line. Having a huge line of jet skis out there and boat traffic and ferry traffic and having issues out in the channel with other boats. So I am trying to keep it safe with two rental jet skis and my tour ski that I will be the leader. But none of the skis will be rented out. No one is allowed to go out by themselves. It is a tour thing only.

ACTING CHAIRWOMAN GIVEN: Do you what to address right-of-way?

MS. BERRY: What?
ACTING CHAIRWOMAN GIVEN: Do you want to address right-of-way?

MS. BERRY: It sounds like they are not going to have anybody on the docks. Make sure you have eight feet of clear width.

MR. HOFFMAN: Yes. I have already measured. There is only one boat that is in a spot. I have already measured that there will be a, you know, large amount of space between each side. It will be minimum of at least eight feet on both sides of the floating dock.

MS. BERRY: It sounds like you are not going to have stuff. The reason we are asking is because there was a different proposal --

MR. HOFFMAN: Okay.

MS. BERRY: That they had tables and all sorts of things on the wharf.

MR. HOFFMAN: There is going to be no tables. Any of their belongings they are going to be told to put in their car. And any belongings that they have with
them, the jet skis are 2017. They hold 53 gallons of storage. So in the front of the jet skis whatever they want to bring with them they can put more than you can imagine in the front of them of storage. 53 gallons of space.

MS. BERRY: So I think the only thing is just make sure the sign is positioned so that it blocks the main --

MR. HOFFMAN: Yeah. I could keep the sign out of the way. If it has to go somewhere else up against the, you know, only one side has to show. And it has to go up against one of the, you know, bulk head, you know, pylons, I'll do that. If I have to not do that sign and do a different sign for next year and do something that works better for the Board I can do something like that. More of a flag sign, you know.

My plan is to do a month here to get this started and then come back next spring and be here for the season of next spring. I am starting late in the season
but I want to try to, you know, be here for the month of September and then come back in the spring of next year, of -- early April and then be done at the end of September.

ACTING CHAIRWOMAN GIVEN: Okay.

That brings us to nine. Please describe precisely the limits of operations based on environmental conditions.

MS. BERRY: Basically you said you would stop tours. Do you have a criteria of when you would stop or is it just your sense of what is going --

MR. HOFFMAN: During weather?

MS. BERRY: Yes.

MR. HOFFMAN: The weather will be watched constantly throughout the day and if it is going -- if the wind picks up in the late afternoon it's going to be, you know -- I'm going to shut it down early.

MS. BERRY: Are there certain wind speeds? What do you look for when it should be shut down?

ACTING CHAIRWOMAN GIVEN: What
constitutes --

MR. HOFFMAN: Anything greater than 25 miles an hour will be stopped. If anything is more than 25 miles an hour for a day I won't be open during that day. And the skis that I own, they are made for rough water. If you do any research on the Internet, the 310 jet skis that I have are made for the rough water. There are not -- they are 20,000 a piece. They are the most expensive jet skis you can buy. If you look online and do research they are made for rough water. So they are very safe for -- that is why I bought them because of boat wakes and ferry wakes and current. So I wanted to buy safe watercrafts. And they are three seaters and they are very stable.

ACTING CHAIRWOMAN GIVEN: And the accident history of the activity in question. Are you still asking that?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: What is
the accident history of this activity?

MR. HOFFMAN: I have not had any accidents. I have been riding since I was 13 years old with my father. I have no accidents to date myself or with my father. And no accidents out on the water at all.

ACTING CHAIRWOMAN GIVEN: Have you ran this organization or this activity anywhere else?

MR. HOFFMAN: No. This is -- I am starting it up.

ACTING CHAIRWOMAN GIVEN: So this is new?

MR. HOFFMAN: Yes. This is new.

But for the winter it is going to Florida and it is going to come back also here for the spring. So it is going to be here for the spring and it is going down to Florida for the winter. Down there in Miami and coming back in the spring.

ACTING CHAIRWOMAN GIVEN: What is the proposed intensity of use and are there any expected impacts on the natural
environment such as pollution or noise?

MR. HOFFMAN: They are allowed in every national park and lake now. They are four stroke. They are clean burning, four stroke units. There is also a part that has to be changed every ten hours of use. It is a catalyst part and they burn cleaner than any other boat that is actually in the water. Any outboard that is made as of right now. The jet skis that I bought are ultra low emissions. Like I said, they are allowed in every national lake and park in the United States.

ACTING CHAIRWOMAN GIVEN: And the noise?

MR. HOFFMAN: And the noise --

ACTING CHAIRWOMAN GIVEN: Not loud?

MR. HOFFMAN: Yeah. Not loud at all. They are super quite. They have three mufflers on them. So they are whisper quiet. You don't even hear them. The old jet skis are noisy. These jet
skis are extremely quite.

ACTING CHAIRWOMAN GIVEN: The last question is: How will the machines be serviced and fueled?

MR. HOFFMAN: Fuel will be -- there will be two fuel ups. There will be one in the afternoon. There will be a break. There will be a gas station across the bay to Shelter Island. The gas dock there. So myself will be taking each ski over to Shelter Island and gassing up each ski. And then in the early morning I will be -- before it starts I will be gassing them up again at Shelter Island.

And also if anything needs maintenance they will be pulled out of the water and brought to East End Jet Ski in Hampton Bays, Mariners Cove for any service and maintenance.

ACTING CHAIRWOMAN GIVEN: Okay.

MR. HOFFMAN: I will not be bringing fuel cans down to the dock. There will be no spillage. Everything
will be filled up at a fuel dock at Shelter Island, at a gas pump. There won't be any trucks showing up, any hoses coming out of any trucks or any trucks pulling up, gas cans. Nothing like that. They are going to be fueled up at a marina at gas pumps.

ACTING CHAIRWOMAN GIVEN: Okay. Does the Board have any comments, any questions?

MEMBER BURNS: I don't know if an activity such as this requires some type of liability insurance for the Village.

MR. CONNELLY: Have you had any discussion with the Harbor Master?

MR. HOFFMAN: I spoke to Kent. He is the dock master or Harbor Master?

ACTING CHAIRWOMAN GIVEN: Harbor Master.

MR. HOFFMAN: I had a conversation with him for about 15 minutes. He thought it was a great idea. He is actually the one that sent me to talk to Andrew down at Preston's.
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ACTING CHAIRWOMAN GIVEN: Is that Kent McCormick (phonetic)?

MR. HOFFMAN: That is Andrew --

ACTING CHAIRWOMAN GIVEN: I know Andrew Rosenfield (Phonetic).

MR. HOFFMAN: It is Kent who does all of the -- at Claudio's that does the dock slips.

ACTING CHAIRWOMAN GIVEN: So you didn't talk to --

MR. HOFFMAN: I spoke to Kent. I don't know his last name.

ACTING CHAIRWOMAN GIVEN: He is not the Harbor Master.

MR. HOFFMAN: He is not the Harbor Master.

ACTING CHAIRWOMAN GIVEN: Does the Village have a Harbor Master?

MS. BERRY: They have Margo.

MR. CONNELLY: According to the Code the Village -- I think he needs permits from the Harbor Master but this is something that the Village Board may want to --
MR. CONNELLY: They may require some sort of insurance.

ACTING CHAIRWOMAN GIVEN: Sure.

Absolutely.

MS. BERRY: What kind of insurance do you carry?

MR. HOFFMAN: The insurance that is being carried is on bodily, on every person and on every jet sky. It is starting -- it is supposed to start September 1st, the policy, to the 30th. And then it is supposed to be transferred over to Florida after the season of the September.

So I have insurance on -- I don't have an insurance certificate. It gets generated on the 1st. It is in the works right now. But once I got this, you know, I have to wait for your approval. So we are going to lay out $2200 today and -- and then I am not granted and then I can't put them in the water. Then I would have to fight to get my money back.
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But I can ask an insurance certificate tomorrow. It starts on the 1st.

MS. BERRY: For how much?

MR. HOFFMAN: How much per incident?

MS. BERRY: Yes.

MR. HOFFMAN: It is a million dollars worth of coverage.

ACTING CHAIRWOMAN GIVEN: You will not be starting operations tomorrow.

You understand that?

MR. HOFFMAN: No. I understand that. I was hoping -- but I see that this is probably going to take some more time with, you know, the Board's decision.

ACTING CHAIRWOMAN GIVEN: Yes.

MS. BERRY: I would recommend naming the Village as additionally insured.

ACTING CHAIRWOMAN GIVEN: Absolutely.

MR. CONNELLY: I think you might want to reach out to the Village
Attorney, Joseph Prokop.

ACTING CHAIRWOMAN GIVEN: You can supply him with the information?

MS. LINGG: Yes.

MR. HOFFMAN: Okay.

MS. LINGG: I can give you that.

MR. CONNELLY: He can tell you whether or not The Village Board can take action with respect to that.

MR. HOFFMAN: Sure. Greenport can be on the certificate. Preston's can be the certificate. They can be on the bottom of the certificate also.

MEMBER COTUGNO: You don't have any indoor space at all?

MR. HOFFMAN: What is that?

MEMBER COTUGNO: You don't have access to indoor space other than public toilets?

MR. HOFFMAN: Indoor space? No. And I don't think Preston's has a bathroom. If they have a bathroom, Preston's, inside their store I'm sure Andrew would not have a problem with me...
using his bathroom. I'll talk to him and his brother Michael. But if there is a bathroom there I can't see him having a problem. He told me I could have fresh water to wash off the outside of the jet skis at the end of the day. Just so the salt is not destroying the outside. But if the bathroom thing is a big issue and, you know, you need me to get a separate port-a-potty at a certain location, I can do that also.

MEMBER COTUGNO: I don't only mean the bathroom. I mean if it is pouring rain out are you just going to hang out at Preston's or are you going to hang out --

MR. HOFFMAN: If it is pouring rain everything is going to get shut down. It is all going to get covered and shut down for the day. And I am going to go home for the day.

MEMBER COTUGNO: Well, sometimes it rains and then it stops.

MR. HOFFMAN: Sure.
MEMBER COTUGNO: When you have to wait it out where are you going to wait it out? There is definitely days where you can wait it out. You can wait it out an hour or two.

MR. HOFFMAN: I'll probably take a ride and go get something to get eat. Or get something to eat at Claudio's or one of the restaurants in town and take lunch. And then handle the phone calls and have to maybe change, you know, the times to a different time. If it is raining between the times of, you know, 10:00 and 11:00 and it is raining. If I have a tour set between 10:00 and 11:00 and it is raining I have to call the people and change the time to a different time throughout the day or give them a refund or give them another day that they want to go.

MEMBER COTUGNO: So it is one staff member besides yourself?

MR. HOFFMAN: Yes.

MEMBER COTUGNO: So where are you
and he going to park your cars?

MR. HOFFMAN: I coming in by jet ski. I'm not parking. Not crowding the area. I'm coming by jet ski every day for work.

MEMBER COTUGNO: I thought you said you have a car.

MR. HOFFMAN: I do have a vehicle today but I am leaving East Hampton and I am jet skiing to work every day. I am coming up to the floating dock and starting my day. I'm not parking at any of the parking lot slips. They are taken by Claudio's. And I don't need to take any more spots. But I will be jet skiing to work every. That is how I am going to get to work, by boat, by jet ski, you know, by boat.

ACTING CHAIRWOMAN GIVEN: That is a nice mode of transportation. I can deal with that.

MR. HOFFMAN: Yeah, right.

ACTING CHAIRWOMAN GIVEN: Okay.

I make a motion to accept the use
evaluation application and signage
application of Evan Hoffman for the
proposed Jet Ski tour business located at
102 Main Street. Do I have a second?

MEMBER THOMAS: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MEMBER THOMAS: Aye.
MEMBER COTUGNO: Aye.
MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: So we have accepted the application and we will follow-up as was stated, giving you the information for our Village Attorney.

MR. HOFFMAN: Okay.

ACTING CHAIRWOMAN GIVEN: And probably the Harbor Master. There are some things that need to be addressed.

MR. HOFFMAN: Okay. Sure.

ACTING CHAIRWOMAN GIVEN: Okay?

MR. HOFFMAN: Sure. If I get those addressed in a week can I --

ACTING CHAIRWOMAN GIVEN: There may be other concerns that we haven't
brought up tonight.

MR. HOFFMAN: Okay. Understand.

ACTING CHAIRWOMAN GIVEN: Okay.

MR. HOFFMAN: So it is possible it might not happen at all this season?

ACTING CHAIRWOMAN GIVEN: It might not happen this season, yes.

MEMBER COTUGNO: I guess either way we will see you next Thursday.

ACTING CHAIRWOMAN GIVEN: Right.

MR. HOFFMAN: Next Thursday?

ACTING CHAIRWOMAN GIVEN: A week from today.

MR. HOFFMAN: Okay. That's fair.

Sure.

ACTING CHAIRWOMAN GIVEN: Does anyone from the audience have any comments, concerns and would like to speak on this application? Great. Thank you. You can take your seat.

MR. HOFFMAN: Thank you.

MS. ALLEN: Chatty Allen, Third Street. I think this is a wonderful thing. I really do. I am listening to
some of the things you are asking them
and my head is spinning because I sat
through the meetings when they had -- I
don't know what it was called. When
people got shot up in the air. And they
weren't asked as many questions as he
was.

ACTING CHAIRWOMAN GIVEN: I don't
think that ever happened.

MS. BERRY: Actually these
questions came because we asked the same
questions. And he answered them very
appropriately.

MS. ALLEN: I don't remember a
lot of them being asked of them. That is
all I am saying. And that to me was more
dangerous.

MS. BERRY: I agree. And I think
he answered all of our questions.

MS. ALLEN: Yes, he did. He did
a wonderful job. I think this is great.
It is actually funny because within the
past month I had like eight people say to
me, hey, where can we go and get jet
skis? Is there any place where we can go? I think this is a great idea. It is not going to impact the Village. Yes. You are going to get people in there any way. And I think this is a wonderful idea.

I really hope whatever the kinks are right now get worked out and he gets approved next so he can get at least a couple of weeks in. So that this way people have things to look forward to come the spring. Because I know a lot of the locals will love this. Thank you.

ACTING CHAIRWOMAN GIVEN: Thank you. Any one else?

Okay. Moving on to item number two.

Discussion and possible motion on a formal recommendation to the ZBA for the application of 222 Manor Place, LLC Suffolk County Tax Map: 1001-2-2-41.

Is anyone here? Does the Board have anything?
MR. CONNELLY: The issue here is that this application came before this Board and --

ACTING CHAIRWOMAN GIVEN: Right.

MR. CONNELLY: In reviewing the application it became apparent that they were expanding a pre-existing --

ACTING CHAIRWOMAN GIVEN: Right.

MR. CONNELLY: This Board can't act on that. That is for the Zoning Board.

ACTING CHAIRWOMAN GIVEN: Right.

MR. CONNELLY: They made -- this Board referred it to the Zoning Board for an application. They made that application. In that application they also asked for a variance for the parking regulations in the Village Code.

The court said section 150 of the Village Code parking is in the purview of this Board. Of course they can ask for a variance, but this Board should give a recommendation to the Zoning Board, what this Board wants to see with the parking.
ACTING CHAIRWOMAN GIVEN: Yes.

MR. CONNELLY: There is an alternative for a variance for parking which is --

ACTING CHAIRWOMAN GIVEN: Right.

Pay a --

MR. CONNELLY: Pay a fee.

ACTING CHAIRWOMAN GIVEN: Right.

Okay.

MEMBER COTUGNO: I remember at the last meeting I asked for like a parking study of the area. You said it is always crowded there. And I wasn't so sure. I remember requesting that last time.

ACTING CHAIRWOMAN GIVEN: Right.

Do you know if one is being done?

MS. LINGG: I don't believe there is one being done at this time.

ACTING CHAIRWOMAN GIVEN: Okay.

MEMBER COTUGNO: That is my recommendation.

MEMBER BURNS: This building was used in the way that they are proposing
to use it before. There were offices and so forth.

ACTING CHAIRWOMAN GIVEN: They are increasing the number of offices? They are definitely increasing the offices?

MEMBER BURNS: The use is the same.

MS. BERRY: In the code it does state that if they are going to renovate the building, the non-conforming use needs to be evaluated. It is not grandfathered in. So that non-conforming use needs to be re-evaluated and approved.

So, you know, it is just a step. It is part of the process. And that is why also they are going to the Zoning Board. Because they are renovating and so it is a non-conforming use. So are we comfortable with continuing that non-conforming use there or not?

MEMBER COTUGNO: But they are not increasing the degree of non-conformity. They are not making more offices and less
parking?

MS. BERRY: They are keeping the same number of doctors but there are more rooms.

ACTING CHAIRWOMAN GIVEN: No more doctors than are there right now?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: How many doctors are there right now?

MS. BERRY: Five.

ACTING CHAIRWOMAN GIVEN: Five?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: So the number of the doctors are the same but there are more rooms, the way they are being reconfigured.

MEMBER COTUGNO: They cut -- they cut up the spaces to smaller --

MS. BERRY: Yes. They reconfigured the space so they, you know --

ACTING CHAIRWOMAN GIVEN: Where did you come up with five doctors? You were told that?
MS. BERRY: Yes. And we also --
and we also looked at the square footage
and they came up with the same number.
So I think it is pretty accurate.

ACTING CHAIRWOMAN GIVEN: Okay.

Is there anyone from the audience who
would care to speak on this application?

MS. BERRY: There was an approval
for five doctors and they are proposing
in keeping to the five.

ACTING CHAIRWOMAN GIVEN: They
were approved?

MS. BERRY: That was the
non-conforming use which expires with the
renovation. But if you are comparing the
intensity.

ACTING CHAIRWOMAN GIVEN: Thank
you. John.

MR. SALADINO: John Saladino,
Sixth Street.

In the interest of full
disclosure I am a member, the Chairman of
the Zoning Board of Appeals.

The Zoning Board has this
application in front of them, scheduled
for public hearing. It was our
understanding that the Planning Board --
right now it needs 27 parking spaces.
The variances will be taken up at the
Zoning meeting. If approved it will come
back to the Planning Board, I guess.

As far as the parking, the Zoning
Board can only either approve or deny a
12 space variance request. It is my
understanding that it would come to the
Planning Board to be discussed about
payment in lieu of parking. If the
Planning Board makes a decision on that
and either grants payment in lieu of
parking it becomes moot to the Zoning
Board. We don't have to address it. If
you don't, then the Zoning Board -- if
you don't address it the Zoning Board --
we don't have the option to negotiate for
payment. That is your portfolio.

So the only thing the Zoning
Board will be able to do with this
application if it is not addressed here
now before our meeting is to either approve it or deny it for parking. The other stuff doesn't concern you.

ACTING CHAIRWOMAN GIVEN: When is it on for public hearing for you?

MR. SALADINO: The 19th.

ACTING CHAIRWOMAN GIVEN: We have another meeting before that.

MR. SALADINO: You do?

MR. CONNELLY: I think that we should get the applicant here so that --

ACTING CHAIRWOMAN GIVEN: We do have another meeting next week.

MR. SALADINO: Okay. I thought it was at the end of the month. I'm sorry.

ACTING CHAIRWOMAN GIVEN: We are at the end of the month. Today is the last day of August. We will have our beginning meeting the first Thursday of September, John.

MR. SALADINO: So just as far as the Zoning Board is concerned, if you guys decide on parking today, you sell
him 12 spaces, it comes off our agenda. If you decide not the sell 12 spaces it stays on our -- it stays on our desk as far as a variance.

ACTING CHAIRWOMAN GIVEN: Okay.

MR. SALADINO: Thanks for listening.

MS. BERRY: I have a question. Because then it means Planning is going to separate it evaluation then. Because they are not doing the site plan evaluation until after they hear from --

MR. SALADINO: They can adjudicate the parking at any time.

MS. BERRY: Okay. So the parking would just be its own item that they could decide on right now?

MR. SALADINO: Actually they -- yeah. At any time.

MS. BERRY: Okay.

ACTING CHAIRWOMAN GIVEN: Okay.

So we --

MR. CONNELLY: This board is heading in the direction of asking for
payment in lieu --

ACTING CHAIRWOMAN GIVEN: Okay.

MR. CONNELLY: -- of the parking.

ACTING CHAIRWOMAN GIVEN: Okay.

MS. BERRY: So that means if you do want to do that you need to decide by next week.

ACTING CHAIRWOMAN GIVEN: That's right. I understand that. Well, we will make a decision at that meeting.

MR. CONNELLY: Right.

ACTING CHAIRWOMAN GIVEN: So I make a motion that we table this application until -- what is the date for -- September 7th?

MS. BERRY: Yes.

ACTING CHAIRWOMAN GIVEN: September 7th. Do I have a second?

MEMBER COTUGNO: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.
ACTING CHAIRWOMAN GIVEN: Motion passed.

ACTING CHAIRWOMAN GIVEN: Motion to accept the minutes of -- Item number 3.

Motion to accept the minutes of the June 29, 2017 and July 6, 2017 Planning Board meetings.

Do I have a second?

MEMBER BURNS: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MEMBER THOMAS: Aye.

MEMBER COTUGNO: Aye.

MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion passed.

Item number 4. Motion to approve the minutes of the May 25th, 2017 Planning Board meeting.

Do I have a second?

MEMBER THOMAS: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?
MEMBER THOMAS: Aye.
MEMBER COTUGNO: Aye.
MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion passed.

Item number five.
Motion to schedule the Planning Board Work Session for 4:00 p.m. on September 28, 2017.

MEMBER COTUGNO: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MEMBER THOMAS: Aye.
MEMBER COTUGNO: Aye.
MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion passed.

Item number six.
Motion to schedule the Planning Board Regular Session for 4:00 p.m. on October 5th, 2017.

Do I have a second?

MEMBER THOMAS: Second.

ACTING CHAIRWOMAN GIVEN: All in
favor?

MEMBER THOMAS: Aye.
MEMBER COTUGNO: Aye.
MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion passed.

Item number seven.

Motion to adjourn.

MEMBER BURNS: Second.

ACTING CHAIRWOMAN GIVEN: All in favor?

MEMBER THOMAS: Aye.
MEMBER COTUGNO: Aye.
MEMBER BURNS: Aye.

ACTING CHAIRWOMAN GIVEN: Motion passed.

Adjourned. Thank you.

(Whereupon, the meeting was adjourned.)
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary Public within and for the State of New 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