VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK
----------------------------------------X

PLANNING BOARD
WORK SESSION
----------------------------------------X

Third Street Firehouse
Greenport, New York

May 31, 2018
4:10 p.m.

Before:

MARY GIVEN - CHAIRWOMAN (absent)
JOHN COTUGNO - ACTING CHAIRMAN
BRADLEY BURNS - MEMBER
NOAH THOMAS - MEMBER
WALTER FOOTE - MEMBER

ROBERT CONNOLLY - VILLAGE ATTORNEY
PAUL J. PALLAS - VILLAGE ADMINISTRATOR
KRISTINA LINGG - BUILDING CLERK
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ACTING CHAIRMAN COTUGNO: Good afternoon. I am filling in because Lucy isn't here.

MEMBER BURNS: I move that you take it.

MEMBER THOMAS: Second.

ACTING CHAIRMAN COTUGNO: Welcome to the May 31st Work Session of the Planning Board Meeting. It is about 4:10.

Item number 1 is to accept the minutes of the April 26, 2018 and May 3, 2018 Planning Board Meeting.

MEMBER BURNS: So moved.

MEMBER THOMAS: Aye.

MEMBER FOOTE: Aye.

ACTING CHAIRMAN COTUGNO: Item number 2, motion to approve the minutes of the March 29th, 2018 and April 5, 2018 Planning Board Meetings.

MEMBER BURNS: Second.

MEMBER THOMAS: Aye.

MEMBER FOOTE: Aye.

ACTING CHAIRMAN COTUGNO: Item number 3, motion to schedule the Planning Board Work Session meeting for 4:00 p.m. on
June 28, 2018.

MEMBER THOMAS: Second.

ACTING CHAIRMAN COTUGNO: I won't be here, but I go along with that.

Motion to schedule the Planning Board Regular Session meeting for 4:00 p.m. on July 5, 2018.

MEMBER THOMAS: Second.

ACTING CHAIRMAN COTUGNO: All those in favor?

MEMBER BURNS: Aye.

MEMBER FOOTE: Aye.

ACTING CHAIRMAN COTUGNO: So Item number 5 is 104 Third Street, a pre-submission conference for the site plan review of Port 104 Inc. Represented by Keith Bavaro, owner. The application is for the approval of a permanent tent structure for the property located at 104 Third Street. The property is located in the WC (Waterfront Commercial) District. SCTM# 1001-5.-4-3.

MR. BAVARO: Hi. My name is Keith Bavaro from Port Waterfront Bar and Grill.

104 Third Street in the Village of...
Greenport. We are asking permission for
the temporary awning tent at that location.

ACTING CHAIRMAN COTUGNO: It says
permanent. Didn't I read permanent
somewhere?

MR. BAVARO: Yeah. The structure
-- the awning itself will come down and be
stored at Mill's. They come and take it
every six months. But the actual framework
will be connected to the deck.

ACTING CHAIRMAN COTUGNO: This?

MR. BAVARO: Yes. And the
building. We are looking -- we have the
tent up, set up. And we want to attach it
to the reverse gable, which takes you in
and out of the building. We won't be able
to do it this season, but for next season
we want to be able to have coverage so the
staff and patrons can come in and out of
the building without weather kind of being
an issue and food protection.

ACTING CHAIRMAN COTUGNO: Is it for
this whole structure?

MR. BAVARO: That would be the tent
going around the perimeter. Yes.
ACTING CHAIRMAN COTUGNO: This is the connection that you are talking about.

MR. BAVARO: That is correct.

ACTING CHAIRMAN COTUGNO: So I understand they have an issue with building coverage?

MR. PALLAS: There may be. We are still researching it but the -- this -- for your purposes it is just the tent for the pre-submission conference. Once the other issues are resolved then you will schedule a hearing on just the tent as the change to the site plan.

ACTING CHAIRMAN COTUGNO: I guess when it comes back I wouldn't mind seeing -- I hate to put you through the burden, but some kind of rendering to see what it is going to look like. Because it is awfully big. It is almost 50 feet by 22 feet at some point. So that is definitely making an impact on the aesthetics of the environment. Even though I'm an architect I that can't really figure out how it is going to look.

MR. BAVARO: Okay.
MEMBER FOOTE: I would like to add at this time that due to a conflict of interest I am not going to weight in on this matter.

ACTING CHAIRMAN COTUGNO: Anybody else have anything to say about this project?

MR. PALLAS: Just as a point of information, the Village had approved the tent as a temporary structure. And that -- so it physically exists if you want to take a look at it. The only --

ACTING CHAIRMAN COTUGNO: It does exist?

MR. PALLAS: It exists, the temporary structure. It is not attached to the building. That part couldn't be done until this was done. They are permitted to have it as a temporary structure. Which means after 180 days it would have to be taken down, including the frame. They have now decided they want to make it -- you know, leave the frame up. And that is why they are here before you. That is really the heart of the issue. So you can get a
look at it.

ACTING CHAIRMAN COTUGNO: Okay. so it is up now.

MR. BAVARO: It is up. Yes.

ACTING CHAIRMAN COTUGNO: Then I don't need a rendering. I must be blind when I walk by there.

MR. BAVARO: Please come take a look at it. So we'll come full circle?

MR. PALLAS: As I said, there are some issues that are unrelated to what is before you that we need to be resolved. But we can't -- it wouldn't make sense for you to approve it because of these other issues. So we will work with the other issues. Once they are resolved, however they get resolved, then it will come back to you to schedule a hearing. You will have the hearing. And take a vote.

ACTING CHAIRMAN COTUGNO: Okay. So that is all we have at this time.

MR. BAVARO: Understood. Thank you.

ACTING CHAIRMAN COTUGNO: Thank you.
MEMBER BURNS: Does this have to go to the ZBA?

MR. PALLAS: It may have to. We are researching that. It -- not for the tent specifically. There may be other ancillary things related to it.

MEMBER BURNS: So if we should admit it --

MR. PALLAS: Again, this was just a pre-submission. So we are not -- the agenda was prepared with -- to schedule the hearing. But we are going to pull that off the agenda for next week. We won't schedule the hearing. So it will be a non-issue for you guys.

MEMBER BURNS: All we need to do is accept it.

MR. PALLAS: This Board had not gone through that, as a routine matter, to accept applications. So we are --- I would just --

MR. CONNOLLY: This is just a pre-submission.

MR. PALLAS: Yes.

ACTING CHAIRMAN COTUGNO: So unless
there is anything else to say, Item Number 6, Motion to adjourn.

MEMBER BURNS: Second.

(Time noted: 4:17 p.m.)
CERTIFICATION

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 here unto set my hand.

Barbara D. Schultz