

VILLAGE OF GREENPORT

PLANNING BOARD

WORK SESSION

May 30, 2013

5:00 p.m.

Meeting held at the Greenport Firehouse
236 Third Street, Greenport, New York 11944

Appearances:

Linn Atkinson-Loveless - Chair

Ben Burns

Peter Jauquet

Devin McMahon

Pat Mundus (Not Present)

David Abatelli - Village Administrator

Joseph Prokop - Village Attorney



1 (Whereupon, the meeting was called to
2 order at 5:06 p.m.)

3 CHAIRPERSON ATKINSON-LOVELESS: Okay.
4 I'm going to open the Work Session meeting.

5 Item 1 is the discussion on an
6 application for the North Fork Housing
7 Alliance. This is 412 South Street, and we
8 looked at it at our last meeting, and talked
9 about -- I think our concern was parking
10 arrangement.

11 This is the property where the back
12 building is being demolished and the addition
13 is being attached to the present-standing
14 house.

15 MR. STRANG: That's correct.

16 CHAIRPERSON ATKINSON-LOVELESS: And so
17 if we want to all get on the same page with
18 it, we're looking at this.

19 MR. STRANG: But based on the last
20 meeting, we finalized the site plan for your
21 -- you know, for your review.

22 CHAIRPERSON ATKINSON-LOVELESS: Right.

23 MR. STRANG: And, hopefully, approval.

24 Everything is pretty much exactly as you
25 saw it last time, with one exception, is the

1 area that we had originally allocated for the
2 third parking stall, which is here.

3 CHAIRPERSON ATKINSON-LOVELESS: Yes.

4 MR. STRANG: Okay. Rather than do that
5 in asphalt, since there was some discussion
6 back and forth about whether asphalt was the
7 best way to go in the front there for that
8 particular stall, we're going to -- we're
9 proposing to use a product that's called
10 Grasspave. It's a perforated product, precast
11 cement, that allows the grass to grow through it.

12 CHAIRPERSON ATKINSON-LOVELESS: Right.

13 MR. STRANG: But it's still hard enough
14 that you can park on it.

15 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

16 MR. STRANG: So, visually, it gives you
17 a nice -- it gives you green surface that's
18 parkable.

19 CHAIRPERSON ATKINSON-LOVELESS: And it's
20 permeable.

21 MR. STRANG: And it's permeable.

22 CHAIRPERSON ATKINSON-LOVELESS: Which is
23 really good, yeah.

24 MR. BURNS: What's it called?

25 MR. STRANG: Grasspave. And it -- so

1 the only asphalt will be what was originally
2 going to be --

3 CHAIRPERSON ATKINSON-LOVELESS: The
4 handicapped area?

5 MR. STRANG: -- the handicapped area
6 here.

7 CHAIRPERSON ATKINSON-LOVELESS: Good.

8 MR. STRANG: And this existing spot that
9 had been there is going to be paved.

10 CHAIRPERSON ATKINSON-LOVELESS: Okay. I
11 guess I was the only one who was here last
12 time; you weren't, you weren't. I'm trying to
13 remember what kinds of things -- this was
14 really it, really. We just wanted to see the
15 plan and --

16 MR. STRANG: The final plan, we've added
17 the drainage for -- the roof drainage, which
18 wasn't on there previously, which is something
19 that the Building Department basically
20 reviews, I think, and comments on.

21 CHAIRPERSON ATKINSON-LOVELESS: Okay.

22 MR. PROKOP: I think there was a
23 discussion about whether there should be two
24 spaces or three, and I think that you said
25 that you wanted to have three.

1 MR. STRANG: Which is now shown. We're
2 keeping the three, yeah.

3 CHAIRPERSON ATKINSON-LOVELESS: So we're
4 talking about one, two, plus the handicapped
5 counting as three?

6 MR. STRANG: Right.

7 CHAIRPERSON ATKINSON-LOVELESS: I mean,
8 that seems fine. And, in fact, the
9 handicapped area could in some cases
10 accommodate two things, because it's very
11 wide. I mean, it's --

12 MR. STRANG: It's double width.

13 CHAIRPERSON ATKINSON-LOVELESS: Yeah, in
14 case you have a van with a lift, but in
15 certain circumstances, it could even
16 constitute as a second parking spot, I think.

17 MR. STRANG: It could constitute a
18 fourth spot, I guess, if there was a need for
19 a van.

20 CHAIRPERSON ATKINSON-LOVELESS: Right.

21 MR. STRANG: Van access.

22 CHAIRPERSON ATKINSON-LOVELESS: Right.
23 Well, Joe, you were here, too, and Dave.

24 MR. PROKOP: Yes.

25 CHAIRPERSON ATKINSON-LOVELESS: I don't

1 know if there was anything else that --
2 nothing else is coming to mind.

3 MR. PROKOP: No.

4 CHAIRPERSON ATKINSON-LOVELESS: I think
5 that when the full Board is looking at this
6 next week, we will be ready to take an action
7 on it.

8 MR. PROKOP: Yes.

9 CHAIRPERSON ATKINSON-LOVELESS: So thank
10 you.

11 MR. PROKOP: So I think we'll do -- if I
12 could recommend that we do a written decision
13 on this, and I'll just put in that the
14 Grasspave, and there's the three -- anything
15 else that you think is important will go into it.

16 CHAIRPERSON ATKINSON-LOVELESS: I think
17 we got it with the Grasspave, and the fact
18 that if there's, you know, two regular spots
19 and one fully accommodating handicapped spot,
20 and it looks good.

21 MR. PROKOP: We'll just wrap up the
22 Planning decision --

23 CHAIRPERSON ATKINSON-LOVELESS: I mean,
24 what I would like to do is take the vote to
25 approve it, and then I think we'll be ready to

1 do that. Thank you.

2 MR. STRANG: Very good. Thank you.

3 Enjoy this nice afternoon.

4 CHAIRPERSON ATKINSON-LOVELESS: Peter,
5 just to catch you up, we just looked at the
6 North Fork Housing Alliance. Remember that?

7 MR. JAUQUET: Yeah.

8 CHAIRPERSON ATKINSON-LOVELESS: We've
9 seen the new plan, which you need to take a
10 look at. We'll be ready to act on it next
11 week.

12 MR. JAUQUET: Okay.

13 CHAIRPERSON ATKINSON-LOVELESS: The
14 only -- yeah. If you want to know about it,
15 maybe we'll take some time after we've gone
16 through everything else, then I'll catch you
17 up on what we discussed.

18 MR. JAUQUET: Okay.

19 CHAIRPERSON ATKINSON-LOVELESS: There's
20 nothing big there.

21 Okay. Moving on to Item 2. This is a
22 discussion on the proposed overhanging sign
23 for Salamander's General Store. We have been
24 given a sketch, or whatever, over the sign
25 here, and we need to give approval for signs

1 that hang over the street. I'm not sure.

2 Does this hang perpendicular to the building?

3 MR. ABATELLI: Yes.

4 CHAIRPERSON ATKINSON-LOVELESS: Okay.

5 So it's a hanging sign, 20 by 14. It's a
6 lovely design, lovely colors. As far as I'm
7 concerned, this is --

8 MR. BURNS: Looks good to me.

9 CHAIRPERSON ATKINSON-LOVELESS: I would
10 approve of this. So we will make our approval
11 official at our next meeting, unless anybody
12 on the Board has a question, comment. I don't
13 think we have anybody to discuss the sign with
14 here, but we're all good with the sign. Okay.

15 MR. JAUQUET: Yeah, we're all good with
16 it. Sounds good to me.

17 CHAIRPERSON ATKINSON-LOVELESS: We can
18 deal with that next week easily.

19 Item 3, this is Mr. Roberts Convenience
20 Store. What they -- they are asking to be
21 able to put propane tanks, the light propane,
22 LP gas tanks, and they -- outside the store in
23 a kind of a cage. It's, you know, kind of a
24 rack for them, but it's a cage. And we have a
25 description here, that it's about four feet

1 wide, about five feet high, about
2 two-and-a-half feet deep.

3 And it is possible that it, you know, be
4 moved on the property. I guess we're given a
5 sketch of where it's probably going to go,
6 which -- okay. Dave, maybe you can help me.
7 Which is Front Street, which is Third Street?

8 MR. ABATELLI: I'll look at the sketch.
9 It kind of shows east, so where they're
10 showing the propane --

11 CHAIRPERSON ATKINSON-LOVELESS: Okay,
12 east.

13 MR. ABATELLI: -- is what's facing the
14 Historic Films building.

15 MR. JAUQUET: Right.

16 MR. ABATELLI: So that's facing the
17 building next door.

18 CHAIRPERSON ATKINSON-LOVELESS: Okay.
19 So, in other words, the big -- the block on
20 the left is Mr. Roberts store.

21 MR. ABATELLI: Yes.

22 CHAIRPERSON ATKINSON-LOVELESS: And
23 so --

24 MR. ABATELLI: It kind of shows the two
25 curb cuts, but it's a rudimentary plan.

1 MR. JAUQUET: What's in the square at
2 the northeast corner?

3 MR. ABATELLI: It's their dumpster
4 enclosure.

5 MR. JAUQUET: Oh, okay.

6 CHAIRPERSON ATKINSON-LOVELESS: And
7 they're showing some crash posts in front of
8 the gas canisters, which I guess is a good
9 thing. I mean, I understand that this stuff
10 isn't really highly volatile, so it's not
11 hugely dangerous, but it is gas, so we do want --

12 MR. JAUQUET: What's the purpose of it,
13 to be able to sell small tanks for barbecuing?

14 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

15 MR. JAUQUET: Okay. Like a retail.

16 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

17 MR. JAUQUET: Then what do they do with
18 the leftover tanks that people drop off and --

19 MR. ABATELLI: I mean, some of the tanks
20 are empty, some of the tanks are full. That
21 would be in the enclosure.

22 MR. JAUQUET: Is there a limit as to how
23 many tanks they can have back there?

24 MR. ABATELLI: Yeah. There's a total
25 like volume of I think 720 cubic feet or

1 gallons, or whatever the math, whatever
2 they -- however they calculate it, which this
3 is under that. We're above that number.
4 There's a lot more restrictions.

5 I think the role of the Planning Board
6 is -- it's mostly a Building Department, Fire
7 Department thing.

8 MR. JAUQUET: Yeah.

9 MR. ABATELLI: The role of the Planning
10 Board is more just determining whether this
11 changes the site plan or not. You know, we
12 spent a lot of time on this site over the past
13 two years or three years, so we just -- the
14 Building Department felt that you should at
15 least be aware that this is a slight change to
16 their original plan that they submitted. But
17 I don't think you should feel the
18 responsibility of the safety, other than the
19 obvious safety.

20 CHAIRPERSON ATKINSON-LOVELESS: Right.

21 MR. ABATELLI: The Building Department
22 has to really --

23 CHAIRPERSON ATKINSON-LOVELESS: The
24 Building Department and the Fire Department,
25 you know, as long as they're okay with this

1 cage, it's more a question of our saying, you
2 know, this is not a significant enough change
3 that we need them to bring back the site plan
4 and draw this thing in, partly because it's
5 not even a permanent -- I mean, it's like a
6 rack.

7 MR. ABATELLI: I mean, it can be
8 removed. So the other thing that we discussed
9 with the Chairperson is it doesn't affect any
10 parking spaces.

11 MR. JAUQUET: Yeah, I was wondering
12 about that, but that's a zoning thing anyway.

13 MR. ABATELLI: The thing with the
14 parking space is that will then be official.

15 CHAIRPERSON ATKINSON-LOVELESS: That
16 could at least raise our interest in it. But,
17 as far as I'm concerned --

18 MR. JAUQUET: The only thing about it is
19 the aesthetics of it might be negative.

20 MR. ABATELLI: Yeah. Well, that is part
21 of your world, too.

22 MR. JAUQUET: Yeah, I know.

23 CHAIRPERSON ATKINSON-LOVELESS: But it's
24 over in the corner with the dumpster.

25 MR. JAUQUET: It's over in the corner of

1 the dumpster, probably enhances the dumpster.

2 CHAIRPERSON ATKINSON-LOVELESS: This is
3 not the beauty spot of Greenport. I think any
4 -- if we have any questions, I don't -- again,
5 we don't have a representative here to ask
6 someone. But if they're --

7 MR. JAUQUET: Apparently, they're going
8 to sell them.

9 CHAIRPERSON ATKINSON-LOVELESS: If we
10 have any thoughts or concerns, you know, we'll
11 think of them for our next -- for the meeting.
12 Otherwise, I would be inclined to move forward
13 to say --

14 MR. JAUQUET: Me, too.

15 CHAIRPERSON ATKINSON-LOVELESS: -- this
16 is a fine thing to happen, we don't need a new
17 site plan, but that's what we'll talk about
18 next week.

19 Okay. Moving right along. Item 4, this
20 is the application submitted by Chris Dowling.
21 This is for a retail store at 211 Main Street.
22 It was a gallery. This -- I believe, this is
23 the One Love Beach project here, which is --
24 so it's kind of a change of use, in a sense.
25 It's from a gallery to a beach lifestyle and

1 water sports retail store.

2 MR. JAUQUET: It's interactive products.

3 MS. DOWLING: My husband is supposed to
4 be here, but he's stuck on the highway.

5 MS. BRAATEN: Can you just state your
6 name?

7 MS. DOWLING: Caroline Dowling.

8 CHAIRPERSON ATKINSON-LOVELESS: Okay.
9 So there are no structural changes or
10 modifications?

11 MS. DOWLING: No.

12 CHAIRPERSON ATKINSON-LOVELESS: And so
13 it's really -- really, this is just a chance
14 for us to get a look at it and make sure that
15 we don't have planning concerns, really,
16 because it's -- it is an approved use for it
17 to be -- you know, to go from a gallery to a
18 store. Of course, at some point, we do
19 approve the sign, signage again, because it's
20 an over -- it's a hanging-out-there sign.

21 MR. JAUQUET: Does the facade --

22 MR. ABATELLI: That's what we're trying
23 to do. So that's --

24 CHAIRPERSON ATKINSON-LOVELESS: So the
25 main issue that would come before us is to --

1 actually, just to vote on next week will be
2 the sign.

3 MR. ABATELLI: Right.

4 CHAIRPERSON ATKINSON-LOVELESS: And now
5 we --

6 MR. ABATELLI: And one issue with this,
7 which I think Eileen spoke to your husband, is
8 that what they have proposed is a little too
9 large, so they have to reduce the diameter to
10 20 inches diameter.

11 MR. JAUQUET: Oh. Could you show me? I
12 didn't realize it was in place there
13 digitally.

14 MS. DOWLING: It is in place, but it
15 wouldn't shrink enough.

16 MR. ABATELLI: Well, it's not.

17 MR. JAUQUET: Yeah, yeah.

18 MS. DOWLING: It wouldn't shrink enough
19 on the computer to hang it properly on the
20 already pre-made sign.

21 MR. ABATELLI: And then there's also a
22 sign on the building itself.

23 MR. JAUQUET: So it fits within the --
24 yeah. And this facade stays the same color,
25 if you're going to paint the facade, anything

1 like that?

2 MR. ABATELLI: I assume, but I don't
3 know. The actual sign --

4 MS. DOWLING: I think it's going to stay
5 the same.

6 MR. JAUQUET: It will stay the same?

7 MS. DOWLING: Yeah. It's a pretty color
8 now.

9 MR. JAUQUET: So the sign stays like
10 within the footprint of that brace?

11 MS. DOWLING: We're using the same
12 bracket.

13 MR. JAUQUET: Yeah.

14 MS. DOWLING: So it will hang from where
15 the old sign was.

16 MR. JAUQUET: What are you going to have
17 in the store, anyway?

18 MS. DOWLING: Well, our main sport
19 equipment for the summer is paddle boards, and
20 we'll have skimboards and some surfboards.
21 And we plan --

22 MR. PROKOP: Can I just stop you?

23 MS. DOWLING: Yeah.

24 MR. PROKOP: Why does the Village think
25 you're doing a clothing store? He just told

1 me it was going to be a clothing store.

2 MS. DOWLING: Yeah. It's a surf store,
3 but it will also have surf apparel, like
4 sarongs, beach cover.

5 MR. PROKOP: Did you file an application
6 saying you're going to have a clothing store?

7 MS. DOWLING: Yeah, it's all in there.

8 CHAIRPERSON ATKINSON-LOVELESS: Yeah, it
9 says beach lifestyle and water sports.

10 MR. PROKOP: Okay.

11 CHAIRPERSON ATKINSON-LOVELESS: So beach
12 lifestyle I think encompasses anything from
13 sunglasses and flipflops to towels, sarongs,
14 and bathing suits, and baggy shorts --

15 MS. DOWLING: Yes.

16 CHAIRPERSON ATKINSON-LOVELESS: -- and
17 on and on.

18 MR. JAUQUET: Are you renting? Is it a
19 rental as well?

20 MS. DOWLING: Rental, paddle boards?

21 MR. JAUQUET: Yes.

22 MS. DOWLING: Yes.

23 MR. JAUQUET: From the shop, or is there
24 a --

25 MS. DOWLING: From the store, but we'll

1 have like two or three display rental boards,
2 and then we will not have the rest of them in
3 the store. There's not enough space for that.

4 MR. JAUQUET: Yeah. Where is the -- is
5 it going to be a beach sign placed somewhere?

6 MS. DOWLING: No. We live right up the
7 street. We live on First Street, so we have a
8 big garage for storage.

9 MR. JAUQUET: Oh, so that's where people
10 come to get them.

11 MS. DOWLING: And we'll bring them to
12 the store, or we'll deliver them to the beach
13 that they're at.

14 MR. JAUQUET: Right, right, okay. It's
15 about time we got that service.

16 MS. DOWLING: Yeah. I mean, we loved
17 paddle boarding last year.

18 CHAIRPERSON ATKINSON-LOVELESS: It
19 became so big. I know so many people who
20 became interested in it. I didn't try it.

21 MR. JAUQUET: I saw one out at Widow's
22 hole that got into the current and it was
23 really -- and they followed each other out
24 into the main channel last time. I felt like
25 a rescue was in store.

1 MS. DOWLING: We're both very excited
2 because both of our current occupations take
3 us far away from Greenport. And now that we
4 have our son, and we have in the last six
5 years that we've lived here completely fallen
6 in love with Greenport, we just want to invest
7 in the Town, and to be here and be rooted
8 here.

9 MR. JAUQUET: Yeah, that's a nice idea.

10 CHAIRPERSON ATKINSON-LOVELESS: Well,
11 good. Good luck.

12 MR. BURNS: Good luck

13 CHAIRPERSON ATKINSON-LOVELESS: And I
14 imagine we won't have any issues about giving
15 approval for that at our meeting.

16 MS. DOWLING: And this is Nick.

17 CHAIRPERSON ATKINSON-LOVELESS: Thank
18 you. Nice to meet you.

19 MR. JAUQUET: And good luck.

20 MS. DOWLING: Thank you.

21 CHAIRPERSON ATKINSON-LOVELESS: Okay.
22 Now we're looking at Item 5. This is a
23 discussion on the change of use for 429 Main
24 Street.

25 Michael Sweigart has purchased the

1 building and plans to construct an apartment
2 on the second floor. Legal apartments are
3 permitted. The first floor is going to be a
4 retail for handmade gift item type of shop.

5 Okay. So this -- let's see. We have --

6 MR. SWEIGART: Hello. I'm Michael.

7 MR. JAUQUET: Hi.

8 CHAIRPERSON ATKINSON-LOVELESS: Good to
9 meet you.

10 MR. SWEIGART: I just came from the
11 closing. And my daughter, Elizabeth Sweigart.

12 MS. SWEIGART: Hi.

13 CHAIRPERSON ATKINSON-LOVELESS: Hi.

14 MR. SWEIGART: And I'm Michael Sweigart.
15 We're excited to be in Greenport. And I'm a
16 full-time Shelter Island --

17 CHAIRPERSON ATKINSON-LOVELESS: All
18 right.

19 MR. SWEIGART: Not a native, but --

20 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

21 MR. SWEIGART: But I'm there full-time,
22 so anyway.

23 MR. BURNS: Welcome.

24 MR. SWEIGART: I've been coming here for
25 quite a while.

1 MR. BURNS: I'm being facetious.

2 MR. JAUQUET: You have to. You have to
3 to get to Shelter Island.

4 MR. SWEIGART: Right, unless you live by
5 the South Ferry.

6 MR. JAUQUET: Right.

7 CHAIRPERSON ATKINSON-LOVELESS: So what
8 I understand is that the change is that the
9 second floor, which has not really been an
10 apartment, is now really going to become an
11 apartment, meeting the requirements to be a
12 legal apartment, which is great.

13 MR. SWEIGART: Right. Basically, they
14 started. And I guess you need to have a fire
15 suppression system, and I'm going to do the
16 whole building, all floors, not just the
17 second and third. And we're going to try to
18 enhance the building, but not any major
19 changes, just the one-bedroom apartment and
20 it's going to be owner-occupied. And my
21 daughter is going to run the store, and it's
22 going to be retail store, which would be
23 artwork, vintage clothes, furnishings, you
24 know, curios, past and present.

25 CHAIRPERSON ATKINSON-LOVELESS: An Etsy

1 type of thing in hard copy.

2 MR. SWEIGART: Yeah, I just learned
3 about Etsy recently, so now I know what you're
4 talking about, and so we're excited to do it.
5 And we plan on, you know, following all the
6 regulations and doing the right thing for
7 Greenport and for us.

8 CHAIRPERSON ATKINSON-LOVELESS: Do you
9 happen -- I can't really remember what's
10 behind this. Do you have any place to park
11 off the street at all?

12 MR. SWEIGART: Well, I hadn't really
13 thought about that.

14 CHAIRPERSON ATKINSON-LOVELESS: I just
15 don't remember. Was there a driveway?

16 MR. ABATELLI: No, I don't think so.

17 MR. SWEIGART: You know, I have a survey
18 right here, if you want to look at it.

19 MR. JAUQUET: What's the deal with the
20 way the --

21 MR. SWEIGART: I don't know if you want
22 to get into it right now, but, basically,
23 there's a footprint of the building. This is
24 the survey.

25 CHAIRPERSON ATKINSON-LOVELESS: Oh, yeah.

1 MR. SWEIGART: And this is Main Street.
2 And this, the house right here, is it Paul, I
3 guess it is.

4 CHAIRPERSON ATKINSON-LOVELESS: Is that
5 White Lions, Paul Kulsziski?

6 MR. SWEIGART: Anyway, he's got a
7 driveway here, but we don't really have
8 parking. There is a little right-of-way right
9 here, but, again, the property stops right
10 there. And there's a little patio area,
11 there's an outside area.

12 MR. JAUQUET: So you don't have a
13 right-of-way on that driveway next door?

14 MR. SWEIGART: I don't think so, you
15 know.

16 MR. JAUQUET: What's the deal with the
17 way the roofs come together?

18 MR. SWEIGART: Yeah, it's a little odd.

19 MR. JAUQUET: It is what it is, I guess.

20 MR. SWEIGART: I haven't met Paul,
21 because, you know, I just was being sensitive
22 to the owner until everything was going to
23 happen, and we just closed today and it
24 happened very quickly, that I haven't talked
25 to Paul, I haven't met him yet. So there's

1 just a little bit of that building that gets
2 on to ours.

3 CHAIRPERSON ATKINSON-LOVELESS: This is
4 Paul --

5 MR. ABATELLI: Kulsziski. Paul
6 Kulsziski is the name.

7 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

8 MR. SWEIGART: So I think that's it, I
9 guess. We just -- basically, we're changing
10 just the retail to have an apartment and a
11 retail at this stage, and I guess that's why
12 I'm here.

13 CHAIRPERSON ATKINSON-LOVELESS: Right.
14 Well, I mean, parking is always a concern,
15 but, you know --

16 MR. JAUQUET: It never had any. I mean,
17 why start now?

18 CHAIRPERSON ATKINSON-LOVELESS: I mean,
19 we're not going to say we don't know, but --

20 MR. BURNS: It's a constant concern.

21 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

22 MR. SWEIGART: But, again, it's going to
23 be owner-occupied, it's not going to be --

24 MR. JAUQUET: Okay.

25 MR. SWEIGART: -- at this point rented

1 to anyone that we don't know.

2 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

3 MR. JAUQUET: It's legal. You can
4 legally.

5 CHAIRPERSON ATKINSON-LOVELESS: You only
6 have one car to really deal with, anyway.

7 MR. JAUQUET: But you can legally rent
8 that second floor.

9 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

10 MR. JAUQUET: And the grade for that
11 matter, right?

12 MR. SWEIGART: And the retail store,
13 too, I guess.

14 MR. JAUQUET: Yeah.

15 MR. SWEIGART: But, at this point, we
16 want --

17 MR. JAUQUET: That's what you plan on
18 doing?

19 MR. SWEIGART: We plan on doing it.

20 MR. JAUQUET: So you're in that
21 business, you know, buying and selling
22 antiques and stuff?

23 MR. SWEIGART: Elizabeth, go ahead, and
24 tell them what you've done.

25 MS. SWEIGART: Well, two summers ago I

1 helped my friend open a shop in Montauk, so I
2 have experience in retail. And I'm moving --
3 I'm going to be living in the apartment, so
4 I'm moving from the City, which I've lived
5 there for five years, and I'm moving to
6 Greenport and I'm going to be operating the
7 store.

8 MR. JAUQUET: So it's like new stuff and
9 stuff that you find, like picking and that
10 kind of stuff?

11 MS. SWEIGART: It's kind of a mix,
12 because there's going to be a lot of vintage
13 clothing and furniture. But I really want to
14 incorporate art, because I paint and I have a
15 lot of artist friends in the City that I
16 think --

17 MR. JAUQUET: And you can tap into that.

18 MS. SWEIGART: -- have interesting
19 things that we could sell.

20 MR. JAUQUET: What is it with all that
21 storage in the back, like on the second floor,
22 all that storage? That's just sort of dead
23 space? You're going to use that for putting
24 storage in? You can't get that as part of the
25 apartment, like another bedroom out of that?

1 CHAIRPERSON ATKINSON-LOVELESS: Well,
2 wouldn't that be useful for the store to have
3 storage? You're going to need storage.

4 MR. JAUQUET: I guess, but it's on the
5 second floor.

6 MR. SWEIGART: Well, I think my daughter
7 is real excited about it, because, you know,
8 being an artist, she's going to have work.

9 MR. JAUQUET: Well, that could be a
10 studio.

11 MR. SWEIGART: Correct. I mean, she's a
12 little Jack of all trades.

13 MR. JAUQUET: That's what I was
14 wondering, yeah.

15 MR. SWEIGART: She's making good use of
16 that, so we can use it for that.

17 And we have approval for a one-bedroom,
18 but, you know, that's all we need right now.
19 And there's a basement downstairs, which has a
20 lot of nice space also.

21 It's a nice building, and I know it's a
22 historic building, and we want to keep, you
23 know, the way Greenport's comfortable with it
24 also, keep the aesthetics of it.

25 CHAIRPERSON ATKINSON-LOVELESS: Sounds

1 good. Are there any concerns that either you
2 know about that we should --

3 MR. PROKOP: No.

4 CHAIRPERSON ATKINSON-LOVELESS: And
5 anybody have -- do you have any further
6 questions?

7 MR. JAUQUET: No.

8 CHAIRPERSON ATKINSON-LOVELESS: I mean,
9 at this point, we -- at our next meeting, we
10 would just be agreeing to the use of it as an
11 apartment. We don't need to check. I mean,
12 it's not a question of site plan approval or
13 something like that, right?

14 MR. ABATELLI: No, there's really
15 nothing happening to the site.

16 CHAIRPERSON ATKINSON-LOVELESS: Okay.

17 MR. PROKOP: The main concerns are the
18 New York State codes with, you know,
19 residential use, public, commercial use, but
20 Eileen said that that's been covered.

21 CHAIRPERSON ATKINSON-LOVELESS: Okay.

22 MR. SWEIGART: Yeah. I think mainly the
23 fire suppression system. John Condon, I think
24 that's how you say his name, he's the
25 engineer.

1 CHAIRPERSON ATKINSON-LOVELESS: Right.

2 MR. SWEIGART: And I've talked to Eileen
3 a couple of times.

4 MR. PROKOP: Good.

5 MR. JAUQUET: Sounds fine.

6 MR. SWEIGART: It's a great building. I
7 think it's got good bones.

8 MR. JAUQUET: Well, there's a lot
9 happening --

10 MR. SWEIGART: It needs a little tender
11 loving care, but --

12 MR. JAUQUET: There's a lot happening on
13 that end of Town these days.

14 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

15 MR. JAUQUET: You know, and that's good.

16 MR. SWEIGART: We're excited about it.
17 Cavaniola's is there now.

18 MR. JAUQUET: Yeah, yeah.

19 CHAIRPERSON ATKINSON-LOVELESS: In the
20 square.

21 MR. SWEIGART: And Bell & Bealls does
22 very well.

23 MR. JAUQUET: Beall and Bell does well.

24 MR. SWEIGART: I said it wrong. I'm
25 learning.

1 CHAIRPERSON ATKINSON-LOVELESS: All

2 right. Thank you.

3 MR. SWEIGART: Thank you. And my name
4 is Michael. Peter, nice to meet you.

5 MR. JAUQUET: Nice to meet you, Michael,
6 and to see a new store.

7 MR. MC MAHON: Devin.

8 MR. SWEIGART: Devin.

9 CHAIRPERSON ATKINSON-LOVELESS: Linn.

10 MR. SWEIGART: Linn.

11 MR. BURNS: Ben Burns.

12 MR. SWEIGART: Ben.

13 MR. PROKOP: I'm Joe, Joe Prokop. Nice
14 to meet you. Good luck with the store.

15 MR. SWEIGART: You're name?

16 MR. ABATELLI: Dave.

17 MR. SWEIGART: And I know we've met.

18 MR. ABATELLI: Yeah, we've met.

19 MR. SWEIGART: That's my daughter.

20 MS. SWEIGART: Nice to meet you.

21 MR. SWEIGART: We're excited.

22 CHAIRPERSON ATKINSON-LOVELESS: Good
23 luck.

24 MR. JAUQUET: Good luck.

25 MR. SWEIGART: Thank you.

1 CHAIRPERSON ATKINSON-LOVELESS: Okay.
2 We are now to the point where I move that we
3 schedule our next Work Session for June 27th,
4 and our next --

5 MR. ABATELLI: Our Regular Meeting.

6 CHAIRPERSON ATKINSON-LOVELESS: Regular,
7 looking into the future, to July 4th, 2013.
8 Okay. So I make that motion. I move that we
9 have our Work Session June 27th, and our
10 Regular Session July 4th.

11 MR. JAUQUET: Are we doing it on July
12 4th?

13 CHAIRPERSON ATKINSON-LOVELESS: That's
14 crazy, but wait. But that would be a
15 Thursday, so it wouldn't be -- I mean, we
16 celebrate the real July 4th on July 4th, no
17 matter what.

18 MR. ABATELLI: Yeah, that's not right.

19 CHAIRPERSON ATKINSON-LOVELESS: Okay.
20 So I cancel that motion. I move that we
21 discuss scheduling at a later date.

22 MR. JAUQUET: I second that motion.

23 CHAIRPERSON ATKINSON-LOVELESS: Okay.
24 Let's all vote.

25 MR. BURNS: Aye.

1 MR. JAUQUET: Aye.

2 MR. MC MAHON: Aye.

3 CHAIRPERSON ATKINSON-LOVELESS: Aye.

4 MR. ABATELLI: Deal with June 6th and
5 take it from there.

6 MR. JAUQUET: Okay.

7 CHAIRPERSON ATKINSON-LOVELESS: Yes,
8 deal with that.

9 Let's have our Regular Meeting next
10 Thursday, June 6th, and that's as far as we're
11 going to go.

12 MR. JAUQUET: I'll second that

13 CHAIRPERSON ATKINSON-LOVELESS: Okay,
14 second.

15 MR. BURNS: Aye.

16 MR. JAUQUET: Aye.

17 MR. MC MAHON: Aye.

18 CHAIRPERSON ATKINSON-LOVELESS: Aye.

19 Okay, unanimous.

20 And I move that we accept the minutes
21 for May 2nd.

22 MR. JAUQUET: I'll second.

23 CHAIRPERSON ATKINSON-LOVELESS: Our last
24 meeting.

25 MR. JAUQUET: I'll second.

1 CHAIRPERSON ATKINSON-LOVELESS: Okay. I
2 vote to accept them. Yeah, good.

3 MR. BURNS: Aye.

4 MR. JAUQUET: Aye.

5 MR. MC MAHON: Aye.

6 CHAIRPERSON ATKINSON-LOVELESS: Aye.

7 And now I move that we adjourn.

8 MR. JAUQUET: I second that movement.

9 MR. BURNS: Aye.

10 MR. JAUQUET: Aye.

11 MR. MC MAHON: Aye.

12 CHAIRPERSON ATKINSON-LOVELESS: Aye.

13 Good, we're done.

14 (Whereupon, the meeting was adjourned at
15 5:30 p.m.)

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