

VILLAGE OF GREENPORT

PLANNING BOARD

WORK SESSION

July 25, 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

Pat Mundus

Peter Jauquet

Devin McMahon (Not Present)

David Abatelli - Village Administrator

Joseph Prokop - Village Attorney (Not Present)

Eileen Wingate - Village Building

Inspector (Not Present)



ORIGINAL

1 (Whereupon, the meeting was called to  
2 order at 5:22 p.m.)

3 CHAIRPERSON ATKINSON-LOVELESS: We're  
4 officially opening the Work Session.

5 Okay. The first thing that we're going to do  
6 is -- that we had discussed at our last meeting  
7 about accepting the application for subdivision for  
8 the property at 221 Fifth Avenue.

9 So I move that we accept that application for  
10 site plan review officially. It was accepted, I  
11 believe, administratively at the next meeting. But  
12 now that we have a full quorum as a group, the  
13 Planning Board, I move that we accept site plan  
14 review, the site plan review application for 221  
15 Fifth Avenue.

16 MS. MUNDUS: Second.

17 CHAIRPERSON ATKINSON-LOVELESS: Let's vote.

18 MS. MUNDUS: Aye.

19 MR. JAUQUET: Aye.

20 MR. BURNS: Aye.

21 CHAIRPERSON ATKINSON-LOVELESS: Aye.

22 Okay. So now this will go before the Zoning Board  
23 at their meeting on August 21st. And that really  
24 kind of takes it out of our hands for now.

25 MR. ABATELLI: Well, you're sending it.

1 CHAIRPERSON ATKINSON-LOVELESS: What?

2 MR. ABATELLI: You're sending it to the  
3 Zoning Board.

4 CHAIRPERSON ATKINSON-LOVELESS: I am sending  
5 it to the Zoning Board.

6 MR. ABATELLI: Because it's insufficient.

7 CHAIRPERSON ATKINSON-LOVELESS: Because --  
8 oh, of course. Because the lots -- each lot, this  
9 is a -- wait a minute. Did you say -- so Lot 2 is  
10 actually a sufficient size?

11 MR. ABATELLI: Don't go so much by what's on  
12 the agenda. Look more at what the --

13 CHAIRPERSON ATKINSON-LOVELESS: Okay.

14 MR. ABATELLI: The thing from the Zoning  
15 Board.

16 CHAIRPERSON ATKINSON-LOVELESS: The thing  
17 from the Zoning Board.

18 MR. JAUQUET: You could just read it.

19 CHAIRPERSON ATKINSON-LOVELESS: This whole  
20 letter? Should I read the letter into -- but this  
21 is a -- one is substandard lot with an existing  
22 two-family house and a new -- oh, a new substandard  
23 lot with a proposal that --

24 MR. ABATELLI: Yeah, it's just the  
25 substandard lot, that's what you have.

1 MS. MUNDUS: It's 1,000 square feet short of  
2 the standard size.

3 CHAIRPERSON ATKINSON-LOVELESS: But one -- it  
4 looks to me like one of them is --

5 MR. ABATELLI: But it still doesn't meet, I  
6 think, the side yard. That's why --

7 CHAIRPERSON ATKINSON-LOVELESS: Okay.

8 MR. ABATELLI: That's why it's considered  
9 substandard.

10 CHAIRPERSON ATKINSON-LOVELESS: Anyway, there  
11 are zoning issues.

12 MR. JAUQUET: Yeah.

13 CHAIRPERSON ATKINSON-LOVELESS: So this  
14 application does need to go before the Zoning Board  
15 to deal with the issues raised by being substandard  
16 in size, perhaps setback issues that are important,  
17 that are up to the Zoning Board. So sending the  
18 application of the Zoning Board, and we will  
19 revisit it. Okay?

20 MR. ABATELLI: So, all in favor, all that  
21 kind of stuff.

22 CHAIRPERSON ATKINSON-LOVELESS: Huh?

23 MR. ABATELLI: Did you vote?

24 MR. JAUQUET: We did.

25 CHAIRPERSON ATKINSON-LOVELESS: We did. We

1 had a motion. We --

2 MR. JAUQUET: We accepted the plan for  
3 review.

4 CHAIRPERSON ATKINSON-LOVELESS: I have to put  
5 all those more words into the -- okay. I move that  
6 everything I said before be wrapped into the first  
7 motion and --

8 MR. JAUQUET: I second that.

9 CHAIRPERSON ATKINSON-LOVELESS: Okay. Aye.

10 MS. MUNDUS: Aye.

11 MR. JAUQUET: Aye.

12 MR. BURNS: Aye.

13 CHAIRPERSON ATKINSON-LOVELESS: All right.

14 Now we come to the fact that we had these things  
15 from previously that needed formal resolutions, but  
16 we don't have the resolutions at hand. So even --  
17 and, anyway, this kind of is a Work Session, so we  
18 will deal with those, which is Item 2 on our  
19 agenda.

20 MS. MUNDUS: On August 1st.

21 CHAIRPERSON ATKINSON-LOVELESS: Yeah, on  
22 August 1st we will deal with those. So, basically,  
23 we're done.

24 MS. MUNDUS: And on August 1st we'll also  
25 have a discussion about the Olinkiewicz subdivision



1 right, not a Work Session thing?

2 MR. ABATELLI: Yeah, we really can do that at  
3 the Regular Meeting.

4 CHAIRPERSON ATKINSON-LOVELESS: Yeah. I  
5 mean --

6 MS. MUNDUS: So this is really the only --

7 MR. ABATELLI: I think this is basically a  
8 rerun of the Regular Meeting. You know, what this  
9 agenda physically is is the Regular Meeting's  
10 agenda with a new date on top.

11 MR. BURNS: Except that it's not a Regular  
12 Meeting.

13 MR. JAUQUET: No, right.

14 CHAIRPERSON ATKINSON-LOVELESS: Tonight is  
15 not the Regular Meeting, so these motions to accept  
16 minutes and approve minutes -- going back to May?  
17 I don't think so. This will be dealt with at our  
18 Regular Meeting. So --

19 MR. OLINKIEWICZ: Can I ask you one question?

20 CHAIRPERSON ATKINSON-LOVELESS: Yes.

21 MR. OLINKIEWICZ: I'm sorry. Since you're  
22 going to discuss my application next week, do you  
23 want some information beforehand, so that you know  
24 it when you're going to look at the plan, or do you  
25 want to wait until everybody reviews it and then

1 ask questions?

2 CHAIRPERSON ATKINSON-LOVELESS: I would --  
3 since we're here, with very little to do, and  
4 you're here, if there are things you would like us  
5 to take into consideration when we start  
6 considering this, speak up.

7 MR. OLINKIEWICZ: Right. Well, it's just so  
8 that -- the protocol of putting in the garbage  
9 bins, and putting the dry wells in, and all of the  
10 stuff that the Planning Board normally looks for.  
11 You guys had accepted the other lot, the house on  
12 the other lot. That's the house that I'm proposing  
13 to build again.

14 CHAIRPERSON ATKINSON-LOVELESS: The one on  
15 Madison?

16 MR. OLINKIEWICZ: The one on Madison, and so  
17 you should have plans for that house. I gave  
18 Eileen plans for the house. So I don't know if you  
19 all have that, but that's the house I was planning  
20 on building there, if it's accepted.

21 MR. JAUQUET: So what's the address of the  
22 one on Madison, if we went to look at it?

23 MR. OLINKIEWICZ: 510 Madison Avenue.

24 CHAIRPERSON ATKINSON-LOVELESS: Yeah, it's  
25 one that we've -- you might have looked at it



1 before.

2 MR. JAUQUET: I think I have.

3 CHAIRPERSON ATKINSON-LOVELESS: I know I did.

4 MR. OLINKIEWICZ: Right. It was the brand  
5 new one I built last November or December.

6 MR. JAUQUET: That's a two-family?

7 MR. OLINKIEWICZ: Yes, it' a two-family, up  
8 and down. There's a three-bedroom apartment  
9 downstairs and a three-bedroom apartment upstairs.  
10 Mostly that the -- the Zoning Board issues, the  
11 side yard setbacks. I've given the Zoning Board  
12 all kinds of information showing how many houses in  
13 the neighborhood had less than 10 feet side yard  
14 setbacks. I had given them all kinds of  
15 information on lot sizes, and that the two lots  
16 that I'm asking for are bigger than 75% of the lots  
17 in the neighborhood.

18 I put in -- I don't know if I have on the  
19 survey there for you the dry wells and the garbage  
20 can corral that they like, or that I've been --  
21 that I was asked to do. I think I have the dry  
22 wells on there.

23 MR. JAUQUET: Yeah, they are, the dry wells  
24 are on there.

25 MR. OLINKIEWICZ: So we had that done.

1 MR. JAUQUET: What's the framed building in  
2 the back on there?

3 MR. OLINKIEWICZ: The framed building is an  
4 old barn.

5 MR. JAUQUET: That's the barn there, okay.

6 MR. OLINKIEWICZ: Yes.

7 MR. JAUQUET: And there's a shed behind it.

8 MR. OLINKIEWICZ: There's a shed behind it,  
9 except I made a mistake when I was -- first bought  
10 the property, the shed was sitting in the middle of  
11 the backyard, and I thought it would be better just  
12 to tuck it away back there. I didn't realize that  
13 there was a five yard -- side yard setbacks for a  
14 shed, so I have to move that. I was planning on  
15 pulling it out of there and moving it.

16 MR. JAUQUET: Oh, so we'll find out about  
17 that as the time goes by.

18 MR. OLINKIEWICZ: Right. So that will get  
19 pulled out of there when we do this, when I'm over  
20 there, hopefully, working. If not, I'll have to  
21 take care of it.

22 When I went to the Zoning Board, we had had  
23 different lot lines drawn. There were three  
24 different possibilities when we were first there  
25 for the Public Hearing, and that was last summer,

1 and it was agreed that they would prefer to have  
2 the straight lot line in. I had had one with a  
3 jog --

4 MR. JAUQUET: With a jog, yeah.

5 MR. OLINKIEWICZ: -- to make the property  
6 sizes closer in size.

7 MR. JAUQUET: Oh, just for technical, yeah.

8 MR. OLINKIEWICZ: Right. So for technical,  
9 because all of the other properties in the Village  
10 are just straight lines, front to back. So we had  
11 decided to go with number three. So that's how  
12 come it's there.

13 MR. JAUQUET: Yeah, I gotcha.

14 MR. OLINKIEWICZ: I don't know. So where --

15 CHAIRPERSON ATKINSON-LOVELESS: Is there a  
16 parking plan on here?

17 MR. OLINKIEWICZ: There was a parking plan  
18 for three spots behind the new subdivision. Well,  
19 the one house, the new house has the existing  
20 driveway that looks around the back that will  
21 handle four cars, and then we will put a driveway  
22 down the side property line of the old house, and  
23 put parking in the back that will handle the  
24 parking there. So, right now, we have total  
25 off-street parking for everybody.

1 CHAIRPERSON ATKINSON-LOVELESS: For how many  
2 cars?

3 MR. OLINKIEWICZ: Well, right now, I have --  
4 the one driveway handles seven cars, if we need it.

5 MR. JAUQUET: Oh, because most of the  
6 backyard is gravel or something.

7 MR. OLINKIEWICZ: Right, so -- and we don't  
8 have that many. Sometimes, if they have friends  
9 over, I guess there's a couple of extra that could  
10 park there. But when the subdivision would occur,  
11 there would be four for the new house, and there  
12 would be three or four for the old house.

13 MS. REA: On the other side.

14 MR. OLINKIEWICZ: On the other side, right.  
15 There wouldn't be a shared driveway, they would be  
16 two separate driveways.

17 MR. JAUQUET: They each have their own on the  
18 south side.

19 MR. OLINKIEWICZ: So --

20 MR. JAUQUET: What else about it?

21 MR. OLINKIEWICZ: We have -- well, our  
22 variances that we're asking for is, one, that we  
23 don't have 60-foot front yard setbacks, which is  
24 front yard width, which is in the Village right  
25 now. I don't know of, really, many properties that

1 have 60 feet, everything is 50 feet from the  
2 original maps.

3 MR. JAUQUET: Yeah.

4 MR. OLINKIEWICZ: This property originally  
5 was drawn up and condensed from -- in the original  
6 map of like 1879, was individual lots. It got  
7 merged, so it was two 50-by-150 lots that were put  
8 -- 50-by-145. I'm just -- I don't have that on the  
9 top of my head.

10 MR. JAUQUET: No, that's okay. Yeah, but I  
11 know what you're saying.

12 MR. OLINKIEWICZ: Right, so -- but with the  
13 60-foot front yard widths, we don't meet that,  
14 because it's only 100 feet wide. So I was going to  
15 do 50 and 50, but then it put it too close to the  
16 existing houses, side of the house. You have to  
17 have a five-foot set back, New York State. You  
18 have to have five foot away from the property line  
19 for fire. So we had to move the property line  
20 between them five foot away from the existing  
21 house. That's how come one lot is 7600 square  
22 feet, the other lot is 6700 square feet.

23 MR. JAUQUET: So this is what your basic  
24 discussion is with the Zoning Board of Appeals,  
25 right?

1 MR. OLINKIEWICZ: Right. Those were all the  
2 preliminary discussions that we were --

3 MR. JAUQUET: When you get to --

4 MR. OLINKIEWICZ: -- that we had had prior to  
5 the referendum to --

6 MR. JAUQUET: Because that's not so much our  
7 bailiwick, but --

8 MR. OLINKIEWICZ: Right. So and --

9 MR. JAUQUET: As opposed to like the  
10 parking --

11 MR. OLINKIEWICZ: Right.

12 MR. JAUQUET: -- and the decorating, and, you  
13 know, landscaping.

14 MR. OLINKIEWICZ: So the -- right. The  
15 property is flat. The landscaping is going to  
16 pretty much remain the same. The big tree in front  
17 of the house, that's going to stay. All the trees  
18 along the neighbor's property line are going to  
19 stay. I have to tie them up to be able to dig and  
20 do the work. The driveway, which is there, is  
21 going to stay.

22 So, if you drive past it, it's a grass yard  
23 right next to the house, and that would be where  
24 the house would go. It fits right in there.

25 And then the only thing I -- we have side

1 yard setbacks on the old house, and then we have --  
2 I was going to -- I had the ability to draw a house  
3 that fits in the building envelope, side yard  
4 setback on the new lot, but it was 21 feet wide,  
5 and it was very -- all the rooms were very  
6 uncomfortable. And with the house that I built  
7 over on Madison, and the way that it looks and  
8 matches the neighborhood, and matches everything  
9 with the Village, I decided that since I was there,  
10 I was going to apply this to make it 24 feet, and  
11 ask for three feet relief on the side yard from the  
12 Zoning Board, because it's just a much nicer  
13 looking house that ties in with the neighborhood.

14 But on Fifth, I would cedar clapboard it,  
15 because there's more houses in the neighborhood  
16 there that are clapboard, the one next to me, or  
17 the one I own and the two next to it, and across  
18 the street, one of the two, are all clapboard. So  
19 I thought it would be conducive for the  
20 neighborhood to side them and make them look as  
21 aesthetically matching as possible.

22 MR. JAUQUET: So that's your -- that's your  
23 presentation, really, to us and to the Zoning  
24 Board, in a nutshell.

25 MR. OLINKIEWICZ: To the Zoning Board, right,

1 exactly. But I didn't know if you had any  
2 questions, or whether I'm going to plant, or  
3 lighting, or --

4 MR. JAUQUET: I don't know.

5 MS. MUNDUS: Personally, I haven't been over  
6 there to look at it. I'll have those questions  
7 after I walk over --

8 MR. OLINKIEWICZ: Okay.

9 MS. MUNDUS: -- and take a look at it.

10 MR. OLINKIEWICZ: Good.

11 MR. JAUQUET: Yeah, I want to go over and --

12 MS. MUNDUS: The question that I do have from  
13 your survey is, are the adjacent properties, any of  
14 them also multi-family houses, or are they single?

15 MR. OLINKIEWICZ: The one across the street  
16 from me is a multi-family. There's a double lot  
17 next -- okay. You have my house, which is  
18 multi-family. Across the street, the one right  
19 across the street is multi-family, the one next to  
20 that is multi-family. They have an extra lot on  
21 it. Then it's a single-family, then it goes  
22 multi-family, multi-family, three-family.

23 And then I have this that I had done for the  
24 Zoning Board. So this is just a brief lot. So  
25 every yellow lot is a substandard sized lot. Okay.



1 So that doesn't meet the 7500 square foot that's in  
2 the Village now. This is -- if it has a green  
3 dot, the house is less than four feet from the  
4 property line. So all of these, the house is all  
5 less than four feet. This is my property here.  
6 This is a two-family house. So any orange is a  
7 two-family. That's two-family, that's two-family,  
8 that's two-family, that's two-family, and this is a  
9 three-family.

10 MS. MUNDUS: So that's why your proposed  
11 property line is right down the middle, to match  
12 all --

13 MR. OLINKIEWICZ: Correct, yeah. And then  
14 houses less than 20 feet apart, because that was  
15 another thing that was a question, and so these are  
16 closer than 20, these are closer than 20, these are  
17 closer than 20. Now this is a multi-family here,  
18 so there's plenty of multi-family in the  
19 neighborhood.

20 MS. MUNDUS: Right.

21 MR. OLINKIEWICZ: And I didn't mark the  
22 multi-family. There's multi-family here, here and  
23 here.

24 MS. MUNDUS: Okay.

25 MR. OLINKIEWICZ: So -- and then there's an

1 eight-family right here. So this will --

2 CHAIRPERSON ATKINSON-LOVELESS: Would it help  
3 us to have a copy of this?

4 MS. MUNDUS: I was going to ask that.

5 CHAIRPERSON ATKINSON-LOVELESS: Before our  
6 next meeting, maybe, if you can.

7 MR. OLINKIEWICZ: I mean, I have copies at  
8 home. Do you want me to leave these with you?

9 MS. REA: I was going to suggest to you that  
10 we have this reproduced that's a little bit more  
11 readable. We have narrative also, recapping all of  
12 this, so we can get that to you.

13 MS. MUNDUS: That would be great.

14 CHAIRPERSON ATKINSON-LOVELESS: If we had it  
15 before our next meeting, then --

16 MR. OLINKIEWICZ: Sure.

17 CHAIRPERSON ATKINSON-LOVELESS: Then, yeah,  
18 that would be good.

19 MR. JAUQUET: Then Eileen can put it in our  
20 mailboxes.

21 CHAIRPERSON ATKINSON-LOVELESS: Yeah.

22 MR. OLINKIEWICZ: Okay.

23 MS. REA: And we'll put some -- well, he has  
24 a narrative along here, but we presented that to  
25 the ZBA, but we'll do that and get it to you.

1 MS. MUNDUS: Okay.

2 MR. OLINKIEWICZ: I want to make sure they  
3 have one. And if we give them another one, we'll  
4 give them another one.

5 MR. JAUQUET: It's better to do it through  
6 Eileen in the mailbox.

7 CHAIRPERSON ATKINSON-LOVELESS: Yeah, because  
8 then --

9 MR. JAUQUET: Then everybody gets it at once.

10 MR. ABATELLI: Really, it's only going to go  
11 in -- you give us one, it's only going to go into  
12 Eileen's file anyway.

13 MR. OLINKIEWICZ: Okay. So six copies, eight  
14 copies, whatever it is, okay.

15 MS. REA: We'll e-mail it, scan it and e-mail  
16 it to you?

17 MR. ABATELLI: Give it to Eileen and Eileen  
18 will get it to them.

19 MS. REA: Okay.

20 MR. ABATELLI: You should really just deal  
21 with Eileen and Eileen --

22 MS. MUNDUS: She's command central for  
23 everybody.

24 CHAIRPERSON ATKINSON-LOVELESS: The only  
25 thing that will be the problem is that fact that

1 this has color on it. I don't know how that's  
2 going to work.

3 MS. MUNDUS: Scan it in color.

4 MR. JAUQUET: We'll do another -- you'll do  
5 another kind of --

6 MR. OLINKIEWICZ: Okay. We'll get it to you.  
7 No matter how we get it to you, we'll get it to  
8 you.

9 CHAIRPERSON ATKINSON-LOVELESS: Okay. Thank you.

10 MS. REA: We'll deliver it to Eileen, then?

11 MR. ABATELLI: Yeah, give Eileen, you know,  
12 the color copies.

13 MS. REA: Will do.

14 MR. OLINKIEWICZ: Okay.

15 MR. ABATELLI: Then she'll distribute them.

16 MS. REA: Okay, we'll do that. Thank you.

17 CHAIRPERSON ATKINSON-LOVELESS: All right.

18 Do we have any other questions at this time, or any  
19 way that the applicant can help us? Or, really, is  
20 it, I guess --

21 MS. MUNDUS: That was really useful. Thank you.

22 CHAIRPERSON ATKINSON-LOVELESS: Yeah, thank you.

23 MR. OLINKIEWICZ: No problem.

24 CHAIRPERSON ATKINSON-LOVELESS: I think our  
25 next thing will be, you know, hopefully, during the

1 next week, we can all take a look so they get in  
2 our minds.

3 MR. JAUQUET: Yeah.

4 CHAIRPERSON ATKINSON-LOVELESS: And then  
5 we'll be able to discuss it amongst ourselves after  
6 the regular meeting, and see whatever kind of  
7 issues we think we want to share from a planning  
8 point of view with the Zoning Board.

9 MR. OLINKIEWICZ: I had offered a year ago to  
10 the ZBA to put the stakes in the ground for the  
11 house, so people would get an idea of where the  
12 house would look. Would you like those in the  
13 ground?

14 CHAIRPERSON ATKINSON-LOVELESS: Yes, yes.

15 MR. OLINKIEWICZ: Okay. So, I mean, I'll put  
16 them in tomorrow or Saturday. If you give me a  
17 couple of days, so next week you could -- they're  
18 going to take -- when the ZBA takes their look at  
19 the property also, the site visit, we were going to  
20 have them in, so everybody understood what's going on.

21 CHAIRPERSON ATKINSON-LOVELESS: Great. That  
22 would be helpful, too.

23 MR. OLINKIEWICZ: Okay.

24 CHAIRPERSON ATKINSON-LOVELESS: So we'll try  
25 to put off -- we'll all put off our little visit,

1 or we'll revisit once they're in.

2 MR. OLINKIEWICZ: Give me until Sunday  
3 morning and it will be all set.

4 MR. JAUQUET: That other one is 510 Madison?

5 MR. OLINKIEWICZ: 510 Madison.

6 CHAIRPERSON ATKINSON-LOVELESS: And that's  
7 shingled, so --

8 MR. OLINKIEWICZ: It's a brand new  
9 shingled --

10 MR. JAUQUET: So we're looking at a clapboard  
11 finish.

12 CHAIRPERSON ATKINSON-LOVELESS: But you're  
13 saying it will be pretty much the same shape.

14 MR. OLINKIEWICZ: It will be the exact same  
15 house shape, except it will have cedar clapboard on it.

16 CHAIRPERSON ATKINSON-LOVELESS: Okay.

17 MR. OLINKIEWICZ: And I've been asked to put  
18 trim around the windows on the front.

19 CHAIRPERSON ATKINSON-LOVELESS: And that's  
20 the historical, architectural --

21 MR. OLINKIEWICZ: Yes. Just the trim around  
22 the windows for the clapboard, so that's fine.

23 MR. ABATELLI: These aren't in an Historic  
24 District, though.

25 MR. OLINKIEWICZ: Right.

1 MR. ABATELLI: These aren't in an Historic  
2 District.

3 CHAIRPERSON ATKINSON-LOVELESS: Okay.

4 MR. ABATELLI: They're trying to go with the  
5 look.

6 MR. OLINKIEWICZ: Right. It's just more that  
7 we realized, after a little hint from the community  
8 at large, that it would be aesthetically pleasing  
9 to have the trim around the front of the windows.  
10 So, rather than just --

11 CHAIRPERSON ATKINSON-LOVELESS: Okay. All  
12 right. I think we're good to go.

13 This meeting is hereby closed, done, over.

14 MR. BURNS: Adjourned.

15 MS. MUNDUS: I second it.

16 MR. OLINKIEWICZ: Thank you.

17 MS. REA: Thank you.

18 (Whereupon, the meeting was adjourned at  
19 5:40 p.m.)

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