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

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

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

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

MS. MUNDUS: Second.

CHAIRPERSON ATKINSON-LOVELESS: Let's vote.

MS. MUNDUS: Aye.

MR. JAUQUET: Aye.

MR. BURNS: Aye.

CHAIRPERSON ATKINSON-LOVELESS: Aye.

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

MR. ABATELLI: Well, you're sending it.
CHAIRPERSON ATKINSON-LOVELESS: What?
MR. ABATELLI: You're sending it to the Zoning Board.
CHAIRPERSON ATKINSON-LOVELESS: I am sending it to the Zoning Board.
MR. ABATELLI: Because it's insufficient.
CHAIRPERSON ATKINSON-LOVELESS: Because -- oh, of course. Because the lots -- each lot, this is a -- wait a minute. Did you say -- so Lot 2 is actually a sufficient size?
MR. ABATELLI: Don't go so much by what's on the agenda. Look more at what the --
CHAIRPERSON ATKINSON-LOVELESS: Okay.
MR. ABATELLI: The thing from the Zoning Board.
CHAIRPERSON ATKINSON-LOVELESS: The thing from the Zoning Board.
MR. JAUQUET: You could just read it.
CHAIRPERSON ATKINSON-LOVELESS: This whole letter? Should I read the letter into -- but this is a -- one is substandard lot with an existing two-family house and a new -- oh, a new substandard lot with a proposal that --
MR. ABATELLI: Yeah, it's just the substandard lot, that's what you have.
MS. MUNDUS: It's 1,000 square feet short of
the standard size.
CHAIRPERSON ATKINSON-LOVELESS: But one -- it
looks to me like one of them is --
MR. ABATELLI: But it still doesn't meet, I
think, the side yard. That's why --
CHAIRPERSON ATKINSON-LOVELESS: Okay.
MR. ABATELLI: That's why it's considered
substandard.
CHAIRPERSON ATKINSON-LOVELESS: Anyway, there
are zoning issues.
MR. JAUQUET: Yeah.
CHAIRPERSON ATKINSON-LOVELESS: So this
application does need to go before the Zoning Board
to deal with the issues raised by being substandard
in size, perhaps setback issues that are important,
that are up to the Zoning Board. So sending the
application of the Zoning Board, and we will
revisit it. Okay?
MR. ABATELLI: So, all in favor, all that
kind of stuff.
CHAIRPERSON ATKINSON-LOVELESS: Huh?
MR. ABATELLI: Did you vote?
MR. JAUQUET: We did.
CHAIRPERSON ATKINSON-LOVELESS: We did. We
had a motion. We --

MR. JAQUET: We accepted the plan for
review.

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

MR. JAQUET: I second that.


MS. MUNDUS: Aye.

MR. JAQUET: Aye.

MR. BURNS: Aye.

CHAIRPERSON ATKINSON-LOVELESS: All right.

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

MS. MUNDUS: On August 1st.

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

MS. MUNDUS: And on August 1st we'll also
have a discussion about the Olinkiewicz subdivision
CHAIRPERSON ATKINSON-LOVELESS: Yeah. The Zoning Board has requested Planning Board input before their meeting of August 21st. So after we -- after our Regular Meeting next week, we will convene another Work Session where we can discuss this proposed subdivision, and see if we have things that we want to convey to the Zoning Board --

MS. MUNDUS: Okay.

CHAIRPERSON ATKINSON-LOVELESS: -- before their meeting.

MS. MUNDUS: So Mr. Olinkiewicz knows, next week, August 1st, we're going to be having a dialogue, because we're all just getting the information now. We're not really prepared to --

MR. OLINKIEWICZ: Not a problem.

MS. MUNDUS: Okay? Does that make sense?

CHAIRPERSON ATKINSON-LOVELESS: Okay.

MR. OLINKIEWICZ: It's a very robust walk.

(Laughter)

CHAIRPERSON ATKINSON-LOVELESS: So I move that we accept -- no. Do we do these things at this meeting, or do we do them at next week's meeting? These are accepting the minutes, and blah, blah. That's normally a Regular Meeting,
right, not a Work Session thing?

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

CHAIRPERSON ATKINSON-LOVELESS: Yeah. I mean --

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

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

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

MR. JAQUET: No, right.

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

MR. OLINKIEWICZ: Can I ask you one question?

CHAIRPERSON ATKINSON-LOVELESS: Yes.

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

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

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

CHAIRPERSON ATKINSON-LOVELESS: The one on
Madison?

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

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

MR. OLINKIEWICZ: 510 Madison Avenue.

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

MR. JAQUET: I think I have.

CHAIRPERSON ATKINSON-LOVELESS: I know I did.

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

MR. JAQUET: That's a two-family?

MR. OLINKIEWICZ: Yes, it's a two-family, up and down. There's a three-bedroom apartment downstairs and a three-bedroom apartment upstairs.

Mostly that the -- the Zoning Board issues, the side yard setbacks. I've given the Zoning Board all kinds of information showing how many houses in the neighborhood had less than 10 feet side yard setbacks. I had given them all kinds of information on lot sizes, and that the two lots that I'm asking for are bigger than 75% of the lots in the neighborhood.

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

MR. JAQUET: Yeah, they are, the dry wells are on there.

MR. OLINKIEWICZ: So we had that done.
MR. JAUQUET: What's the framed building in the back on there?

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

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

MR. OLINKIEWICZ: Yes.

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

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

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

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

When I went to the Zoning Board, we had had different lot lines drawn. There were three different possibilities when we were first there for the Public Hearing, and that was last summer,
and it was agreed that they would prefer to have
the straight lot line in. I had had one with a
jog --

MR. JAQUET: With a jog, yeah.

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

MR. JAQUET: Oh, just for technical, yeah.

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

MR. JAQUET: Yeah, I gotcha.

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

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

MR. OLINKIEWICZ: There was a parking plan
for three spots behind the new subdivision. Well,
the one house, the new house has the existing
driveway that looks around the back that will
handle four cars, and then we will put a driveway
down the side property line of the old house, and
put parking in the back that will handle the
parking there. So, right now, we have total
off-street parking for everybody.
CHAIRPERSON ATKINSON-LOVELESS: For how many cars?

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

MR. JAQUET: Oh, because most of the backyard is gravel or something.

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

MS. REA: On the other side.

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

MR. JAQUET: They each have their own on the south side.

MR. OLINKIEWICZ: So --

MR. JAQUET: What else about it?

MR. OLINKIEWICZ: We have -- well, our variances that we're asking for is, one, that we don't have 60-foot front yard setbacks, which is front yard width, which is in the Village right now. I don't know of, really, many properties that
have 60 feet, everything is 50 feet from the
original maps.

MR. JAUQUET: Yeah.

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

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

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

MR. JAUQUET: So this is what your basic
discussion is with the Zoning Board of Appeals,
right?
MR. OLINKIEWICZ: Right. Those were all the
preliminary discussions that we were --
MR. JAUQUET: When you get to --
MR. OLINKIEWICZ: -- that we had had prior to
the referendum to --
MR. JAUQUET: Because that's not so much our
bailiwick, but --
MR. OLINKIEWICZ: Right. So and --
MR. JAUQUET: As opposed to like the
parking --
MR. OLINKIEWICZ: Right.
MR. JAUQUET: -- and the decorating, and, you
know, landscaping.
MR. OLINKIEWICZ: So the -- right. The
property is flat. The landscaping is going to
pretty much remain the same. The big tree in front
of the house, that's going to stay. All the trees
along the neighbor's property line are going to
stay. I have to tie them up to be able to dig and
do the work. The driveway, which is there, is
going to stay.
So, if you drive past it, it's a grass yard
right next to the house, and that would be where
the house would go. It fits right in there.
And then the only thing I -- we have side
yard setbacks on the old house, and then we have --
I was going to -- I had the ability to draw a house
that fits in the building envelope, side yard
setback on the new lot, but it was 21 feet wide,
and it was very -- all the rooms were very
uncomfortable. And with the house that I built
over on Madison, and the way that it looks and
matches the neighborhood, and matches everything
with the Village, I decided that since I was there,
I was going to apply this to make it 24 feet, and
ask for three feet relief on the side yard from the
Zoning Board, because it's just a much nicer
looking house that ties in with the neighborhood.

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

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

MR. OLINKIEWICZ: To the Zoning Board, right,
exactly. But I didn't know if you had any
questions, or whether I'm going to plant, or
lighting, or --

MR. JAUQUET: I don't know.

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

MR. OLINKIEWICZ: Okay.

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

MR. OLINKIEWICZ: Good.

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

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

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

And then I have this that I had done for the
Zoning Board. So this is just a brief lot. So
every yellow lot is a substandard sized lot. Okay.
So that doesn't meet the 7500 square foot that's in
the Village now. This is -- if it has a green
dot, the house is less than four feet from the
property line. So all of these, the house is all
less than four feet. This is my property here.
This is a two-family house. So any orange is a
two-family. That's two-family, that's two-family,
that's two-family, that's two-family, and this is a
three-family.

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

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

MS. MUNDUS: Right.

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

MS. MUNDUS: Okay.

MR. OLINKIEWICZ: So -- and then there's an
eight-family right here. So this will --

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

MS. MUNDUS: I was going to ask that.

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

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

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

MS. MUNDUS: That would be great.

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

MR. OLINKIEWICZ: Sure.

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

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

CHAIRPERSON ATKINSON-LOVELESS: Yeah.

MR. OLINKIEWICZ: Okay.

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

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

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

CHAIRPERSON ATKINSON-LOVELESS: Yeah, because then --

MR. JAUQUET: Then everybody gets it at once.

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

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

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

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

MS. REA: Okay.

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

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

CHAIRPERSON ATKINSON-LOVELESS: The only thing that will be the problem is that fact that
this has color on it. I don't know how that's
going to work.

MS. MUNDUS: Scan it in color.

MR. JAQUET: We'll do another -- you'll do
another kind of --

MR. OLINKIEWICZ: Okay. We'll get it to you.

No matter how we get it to you, we'll get it to
you.

CHAIRPERSON ATKINSON-LOVELESS: Okay. Thank you.

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

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

MS. REA: Will do.

MR. OLINKIEWICZ: Okay.

MR. ABATELLI: Then she'll distribute them.

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

CHAIRPERSON ATKINSON-LOVELESS: All right.

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

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

CHAIRPERSON ATKINSON-LOVELESS: Yeah, thank you.

MR. OLINKIEWICZ: No problem.

CHAIRPERSON ATKINSON-LOVELESS: I think our
next thing will be, you know, hopefully, during the
next week, we can all take a look so they get in our minds.

Mr. Jauquet: Yeah.

Chairperson Atkinson-Loveless: And then we'll be able to discuss it amongst ourselves after the regular meeting, and see whatever kind of issues we think we want to share from a planning point of view with the Zoning Board.

Mr. Olinkiewicz: I had offered a year ago to the ZBA to put the stakes in the ground for the house, so people would get an idea of where the house would look. Would you like those in the ground?

Chairperson Atkinson-Loveless: Yes, yes.

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

Chairperson Atkinson-Loveless: Great. That would be helpful, too.

Mr. Olinkiewicz: Okay.

Chairperson Atkinson-Loveless: So we'll try to put off -- we'll all put off our little visit,
or we'll revisit once they're in.

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

MR. JAUQUET: That other one is 510 Madison?

MR. OLINKIEWICZ: 510 Madison.

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

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

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

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

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

CHAIRPERSON ATKINSON-LOVELESS: Okay.

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

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

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

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

MR. OLINKIEWICZ: Right.
MR. ABATELLI: These aren't in an Historic District.

CHAIRPERSON ATKINSON-LOVELESS: Okay.

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

MR. OLINKIEWICZ: Right. It's just more that we realized, after a little hint from the community at large, that it would be aesthetically pleasing to have the trim around the front of the windows.

So, rather than just --

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

This meeting is hereby closed, done, over.

MR. BURNS: Adjourned.

MS. MUNDUS: I second it.

MR. OLINKIEWICZ: Thank you.

MS. REA: Thank you.

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

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary
Publicfor and within the State of New York, do
hereby certify:

THAT, the above and foregoing contains a true
and correct transcription of the
proceedings taken on July 25, 2013.

I further certify that I am not
related to any of the parties to this action by
blood or marriage, and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 2nd day of August, 2013.

Lucia Braaten

Flynn Stenography & Transcription Service
(631) 727-1107
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