

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK STATE OF NEW YORK

3 -----X

4 PLANNING BOARD

5 WORK SESSION

6 -----X

7

8 July 28, 2016  
5:00 P.M.

9

10 Third Street Fire Station  
Greenport, New York

11 B E F O R E:

12 MARY GIVEN

13 PETER JAUQUET

14 JOHN COTUGNO

15 GLYNIS BERRY

16 EILEEN WINGATE

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

3           MR. JAUQUET: We're going to call  
4           the meeting to order. This is the  
5           Village of Greenport Planning Board  
6           Work Session for July 28, 2016. Item  
7           No. 1 is 211 Carpenter Street,  
8           continued discussion for action on the  
9           site plan. David Kapell, representing  
10          Old Shipyard LLC, located at 211  
11          Carpenter Street, has proposed to  
12          convert an existing two-story building  
13          into a first-floor tasting room and one  
14          second floor apartment. The property  
15          is in the CR, commercial retail  
16          district. Both uses are permitted in  
17          the CR zone. The property has been  
18          vacant for some time. The property is  
19          located on the Village Historic  
20          District, and is subject to coordinated  
21          review, which was issued June 16, 2016.  
22          The district is 101, section 4, block  
23          10, lot 11. Is there anybody here from  
24          that project that would like to say  
25          anything? This is a work session,

1 things are under discussion. Okay.  
2 We're going to table any further  
3 discussion to the next planning board  
4 session, which is next Thursday. Do I  
5 have a second?

6 MS. GIVEN: Second.

7 MR. JAUQUET: All in favor?

8 MS. GIVEN: Aye.

9 MR. COTUGNO: Aye.

10 MR. JAUQUET: Item No. 2 is  
11 Stirling Square; 300-308 Main Street.  
12 This is continued discussion for site  
13 plan review. An amendment to the  
14 previous site plan was approved  
15 November 4, 2015. Wait a minute. An  
16 amendment to the previous site plan  
17 which was approved November 4, 2015 is  
18 required. The applicant, Robert I.  
19 Brown, Architect is representing  
20 Stirling Square, LLC - Brent Pelton.  
21 The applicant has proposed to remodel  
22 four existing apartment units into five  
23 inn units and one handicap accessible  
24 inn unit on the ground floor for a  
25 total of six additional inn units, for

1 a total of 11 inn units for the  
2 American Beech Inn.

3 The proposal includes a renovation  
4 of Suite 308C, a ground floor space,  
5 into a lobby for the Inn, incorporating  
6 a new glass facade with interior and  
7 new exterior seating and a water  
8 feature in the courtyard. The proposal  
9 includes additional bluestone hardscape  
10 for easier handicap accessibility and  
11 several ramps providing accessibility  
12 to each of the commercial units. The  
13 proposal for cover over the existing  
14 cedar pergola which covers the dining  
15 patio at the American Beech restaurant  
16 and the extension of the wood pergola  
17 to the north has been eliminated. The  
18 property is located in the Historic  
19 District. The Historic Preservation  
20 Commission will be reviewing the  
21 exterior installation of the ductwork  
22 for the kitchen exhaust at the August  
23 meeting. This is district 101, section  
24 4, block 7, lot 29.01.

25 MR. BROWN: Robert Brown,

1 architect for the applicant. I'm  
2 really here to answer any questions  
3 that you might have. We have updated  
4 the plans, which I believe you received  
5 last week, and it addresses some of the  
6 issues that have been brought up,  
7 hopefully all of the issues that have  
8 been brought up.

9 MR. JAUQUET: I don't have a list  
10 of those issues. Glynis, do you have  
11 an updated list of the issues.

12 MS. BERRY: He's addressed all the  
13 issues that were raised.

14 MR. JAUQUET: That's what I -- and  
15 these plans reflect that?

16 MS. BERRY: Yes.

17 MR. JAUQUET: What was -- was it  
18 an extensive list?

19 MR. BROWN: I can fill you in on  
20 it.

21 MR. JAUQUET: Why don't you just  
22 go down the list, and I'll look at the  
23 plans.

24 MR. BROWN: A note about one  
25 railing on the ramp that had been left

1 out, which has been included. There  
2 are drainage --

3 MR. JAUQUET: Which ramp was that?

4 MR. BROWN: Along --

5 MR. JAUQUET: On the ground floor  
6 plan, right?

7 MR. BROWN: Yeah, on the north  
8 side, the eastern most ramp.

9 MS. BERRY: By the pizza.

10 MR. BROWN: Nearest the pizza. So  
11 that has been indicated as well.  
12 Drainage calculations are shown  
13 indicating how much water will be  
14 percolating through the paving.

15 MR. JAUQUET: Is that on the --

16 MR. BROWN: That's on the site  
17 plan, it's noted right near your left  
18 hand. That's it right there.

19 MR. JAUQUET: Okay.

20 MR. BROWN: I think it's 1.7  
21 inches.

22 MR. JAUQUET: Right, that's fine.

23 MR. BROWN: We show bike parking  
24 along Bay Avenue in a recessed area  
25 next to -- in between the Doofpot

1 and --

2 MR. JAUQUET: I got it. And what  
3 else?

4 MR. BROWN: And the only other  
5 issue was the note regarding the  
6 outdoor seating, which now indicates  
7 that the seating is to be used for the  
8 hotel reception lobby and occasional  
9 events.

10 MR. JAUQUET: That's a note?

11 MR. BROWN: That's a note. If I  
12 can come forward, it would be easier  
13 for me to point it out to you.

14 MR. JAUQUET: Why don't you do  
15 that? I thought it would be shown  
16 visually here.

17 MR. BROWN: Actually it's proposed  
18 outdoor seating for hotel guests.

19 MR. JAUQUET: And the pizza?

20 MR. BROWN: This is the pizzeria.

21 MR. JAUQUET: This is the ramp.

22 MR. BROWN: This is the existing  
23 (indicating).

24 MR. JAUQUET: What was -- and what  
25 else?

1 MR. BROWN: That was it to my  
2 knowledge.

3 MR. JAUQUET: What about the  
4 clean-up on the side there that was  
5 subject of a letter, an ongoing letter  
6 with regard to slop that was on the  
7 street and the place where the garbage  
8 is kept? There was a picture of waste  
9 on the street on Bay Avenue.

10 MR. BROWN: On Carpenter.

11 MR. JAUQUET: Was it Carpenter?  
12 Whatever.

13 MR. PELTON: I believe that we've  
14 addressed that. We have been  
15 consistently very thorough to make sure  
16 the waste gets to the dumpsters and  
17 that it's taken care of appropriately.  
18 We've been power washing the back  
19 trying to --

20 MR. JAUQUET: Have you told the  
21 employees not to dump water or waste on  
22 the --

23 MR. PELTON: Absolutely. We've  
24 said that from the start.

25 MR. JAUQUET: So the next step is



1 to accept this plan. Is there anything  
2 else left from the zoning --

3 MS. GIVEN: I have to a point to  
4 make, please, if I may. I don't think  
5 you want to believe -- I'm not saying  
6 this against your character, Rob, but I  
7 believe we need to review our concerns  
8 on these plans rather than go with the  
9 fact that Rob believes he addressed  
10 them all and told us -- I mean, I think  
11 we need to go back and make sure that's  
12 indeed fact. I remember something  
13 about --

14 MR. JAUQUET: Have the rest of the  
15 planning board members --

16 MS. GIVEN: Yeah.

17 MR. JAUQUET: I'm going to table  
18 this then so that -- I mean, it's a  
19 possibility at the session next time  
20 we'll accept it because everything so  
21 far been has been addressed.

22 MR. PELTON: I drove out here  
23 today. I'm happy to address any  
24 questions today. I don't know if I'll  
25 be able to make it next week.

1 MS. GIVEN: You asked if we had  
2 the list, Rob said he knew, but I don't  
3 know if those were are all the concerns  
4 that were raised, what Rob said. If we  
5 don't have -- I mean, we should  
6 documentation of the concerns we had.  
7 We don't have them?

8 MS. BERRY: I don't think I have  
9 them. I don't think I was ever given  
10 --

11 MS. WINGATE: Are you talking  
12 about the letter of concerns or the  
13 list of --

14 MS. GIVEN: What we wanted shown  
15 on the plans. There was a lot of  
16 things that we wanted depicted.

17 MS. BERRY: For showing the things  
18 on the plans, they've addressed  
19 everything that we originally listed.  
20 One question that you folks came up  
21 with, you know, understanding the use  
22 of both the outside space and the  
23 lobby.

24 MS. GIVEN: That's right, and that  
25 was supposed to be clearly --

1 MS. BERRY: Well, they've put it  
2 on so --

3 MS. GIVEN: And there will be no  
4 coffee, there will be no cooking, there  
5 will be none of that in the reception  
6 lobby area?

7 MR. PELTON: I'm sorry, there will  
8 be no cooking, correct.

9 MS. GIVEN: Or coffee bar?

10 MR. PELTON: I think coffee would  
11 be --

12 MS. GIVEN: Well, Devin has  
13 concerns --

14 MR. PELTON: I think coffee would  
15 appropriate for a reception.

16 MS. GIVEN: I'm just saying he  
17 clearly asked that any use of any kind  
18 be clearly stated on here.

19 MR. COTUGNO: I believe he was  
20 worried about alcohol, that came up, I  
21 don't think you knew the answer. He  
22 wanted that specifically to be on the  
23 plan, whether you're serving alcohol or  
24 not and if there's a separate liquor  
25 license.

1 MR. PELTON: It would be included  
2 under the American Beech.

3 MS. GIVEN: See, that was a  
4 concern.

5 MR. COTUGNO: You are going to  
6 serve drinks there?

7 MS. GIVEN: Devin had a concern --

8 MR. PELTON: If we were to have an  
9 event, I think that would be  
10 appropriate to have beverages.

11 MS. GIVEN: In the beginning I  
12 clearly remember there was going to be  
13 none of that, that was strictly going  
14 to be a reception area.

15 MR. BROWN: If I may, the beverage  
16 counter was always indicated from the  
17 beginning.

18 MS. GIVEN: Devin has a concern, I  
19 know it's very large about the effect  
20 of the people in Littman Block  
21 apartments and the quality of their  
22 life being effected.

23 MR. BROWN: If I may, my  
24 interpretation was his concern that it  
25 would be operated as a separate bar

1 with bar hours and so forth, and that's  
2 not the case.

3 MS. GIVEN: I don't believe as a  
4 separate bar, I believe of any alcohol  
5 -- I don't believe -- I was not clear  
6 that it would be for events. I don't  
7 believe a reception area is a place for  
8 events. I believe a reception area is  
9 strictly that, to receive your guests,  
10 for them to check in and check out. I  
11 don't -- I mean, that's my definition  
12 of a reception area, not a place to  
13 hold events. I believe that's a  
14 totally separate area to hold events;  
15 am I wrong on that point?

16 MR. JAUQUET: Our feeling is that  
17 as a reception area it's going to be  
18 used as an event space at least to some  
19 extent to associate it with the things  
20 that are going on in the hotel. If  
21 somebody is -- I mean, a lot of  
22 different things can happen, but, you  
23 know, if a party comes in and is  
24 renting all the rooms, they may have  
25 use of the -- they may want to use the

1 reception space exclusively for --

2 MR. BROWN: But it will not be  
3 open to the public.

4 MR. JAUQUET: -- casual drinks.  
5 You know, what I had gathered is that  
6 if circumstances warrant serving  
7 alcoholic beverages on the beverage  
8 counter in the hotel lobby, that they  
9 be transported in somehow from the  
10 American Beech because there isn't  
11 going to be hot and cold water and  
12 sinks and stuff in that counter in the  
13 hotel lobby; is that right?

14 MR. PELTON: I would sure  
15 anticipate that there would be hot and  
16 cold water because, yeah, we would have  
17 to have a sink.

18 MR. COTUGNO: It doesn't show on  
19 the plan, it's not showing a sink on  
20 the plan.

21 MS. GIVEN: That was his point.  
22 He wanted the plan to show us exactly  
23 what activity is going to be taking  
24 place on the premises. That was  
25 clearly stated by Devin, clearly.

1           MR. JAUQUET: Do the  
2           architecturals, the ones that specify,  
3           you know, plumbing and electric and  
4           stuff show electric and plumbing to  
5           that beverage counter that's shown here  
6           in just an outline.

7           MR. BROWN: The working drawings  
8           submitted for the building permit would  
9           have to show all of that.

10          MR. JAUQUET: Are those existing  
11          at this point?

12          MR. BROWN: Generally speaking,  
13          the drawings would not show who is  
14          going to be using what, where, when,  
15          why, and how. They are what's going to  
16          be built and a general description of  
17          how they are to be used. I don't know  
18          if there's another way to address your  
19          concerns, but from my experience what  
20          you're asking for is not something  
21          that's shown on a site plan.

22          MR. PELTON: I don't know how we  
23          would show you every conceivable use  
24          for the space, and I would like that  
25          space to be as flexible as possible.

1 Greenport is an amazing village. I  
2 would like to be able to use it as many  
3 ways as possible. We've had inquiries  
4 about using the space for charity  
5 events, I would love to have Sister  
6 Margaret be able to go in that space  
7 and do a know your rights event, I'd  
8 love to be able to host rehearsal  
9 dinner events in that space. When we  
10 have people come in and buy out all the  
11 rooms, they would be interested in  
12 utilizing that space.

13 MS. GIVEN: I don't see that as  
14 being a reception lobby then.

15 MR. COTUGNO: I think the name is  
16 wrong then. If anything, change the  
17 name. It's not a reception lobby, and  
18 I think you know it's not going to be  
19 really that. It would be that in part,  
20 but in majority it's going to be  
21 something else. For some reason, it  
22 sounds like you're trying to withhold  
23 something from what it's really going  
24 to be. That came up at the last  
25 meeting.



1 MS. GIVEN: We asked for  
2 transparency.

3 MR. BROWN: I'm sure because I've  
4 come to various meetings --

5 MS. GIVEN: I recall it strictly  
6 you guys standing there telling me -- I  
7 remember clearly because it's been a  
8 concern that it was going to be --

9 MR. COTUGNO: Maybe you should  
10 change the name to bar. Is it going to  
11 be a bar?

12 MR. BROWN: No, it's not a bar.  
13 That's the point, it's not a bar.

14 MR. PELTON: And you were  
15 concerned as a Planning Board about  
16 that very issue, so we created the  
17 handicap accessible room just to  
18 emphasize that the main focus here was  
19 the room. We have guests, we're going  
20 to have eleven guests right in that  
21 area, so we're the ones who have the  
22 greatest concern about noise. So we  
23 listened to the Planning Board with the  
24 initial submission, which had the  
25 entire downstairs being the hotel

1 reception lounge, and we created the  
2 handicap accessible room because I  
3 think it's very important that we do  
4 have a handicap accessible room, but  
5 also to show you and the Village that  
6 we were serious about this being  
7 utilized for hotel purposes.

8 MR. JAUQUET: Well, my opinion is  
9 that as a hotel lobby, you know.

10 MS. GIVEN: I see hotel lobby as  
11 just that, and I see hotels that have  
12 events that have a room for their  
13 events.

14 MR. JAUQUET: Yeah, but you also  
15 see a lot of lobbies that mix the lobby  
16 check-in use with the --

17 MS. GIVEN: I don't.

18 MR. JAUQUET: That's what they're  
19 proposing, and in my opinion it's a  
20 compatible use, but I think at this  
21 point we should wait. This is a  
22 discussion time, nothing is going to be  
23 passed, but Devin and Ben need to weigh  
24 in on this too, but I guess --

25 MR. BROWN: If you need it to be

1 labeled as something else, changing the  
2 label is not significant.

3 MR. JAUQUET: It could be that  
4 Devin and I myself would just want the  
5 description that, you know, this is at  
6 times going to be functioning as a bar.

7 MR. BROWN: That is on the plans  
8 -- not as a bar.

9 MR. PELTON: As a lounge.

10 MS. GIVEN: Alcohol will be  
11 served.

12 MR. PELTON: Yes.

13 MR. JAUQUET: You should say --

14 MR. BROWN: Not open to the  
15 public.

16 MS. BERRY: I have a question.  
17 When you're serving liquor in that  
18 space, will the liquor be purchased or  
19 will it be free? Because I think  
20 that's the difference sometimes between  
21 what you're calling an event space  
22 versus an extension of a bar kind of  
23 thing.

24 MR. PELTON: I sure think it would  
25 be purchased. In one way or the other,

1           it would have to be purchased.

2           MS. BERRY: No, it doesn't have to  
3           be. Having had many events --

4           MR. BROWN: I think what Brent is  
5           saying is, you know, if the person  
6           throwing the event is providing an open  
7           bar, that person throwing the event is  
8           paying for the drinks.

9           MR. JAUQUET: Even if it's a cash  
10          bar and people come in and buy and  
11          leave just as an individual, if you  
12          think you're going to want it that way,  
13          you should write up your description  
14          that it includes that and also an event  
15          space where it's private. I mean, if  
16          you think you'll have a casual person  
17          walk in and buy a glass of wine while  
18          they wait for their bags or something,  
19          then you should just include all of  
20          that. If it's going to be a profit  
21          center for selling, you know, beverages  
22          over the course of the summer or  
23          whatever it is going to be, you should  
24          say it. There's different ways to use  
25          it.

1           MR. PELTON: We initially  
2           submitted this back in March, and we've  
3           been coming back and we've been trying  
4           to address all of the concerns, and I'm  
5           just concerned that I believe we first  
6           submitted it on March 6th or 7th, and  
7           I'm concerned about the delay. I want  
8           to do everything I can to get moving so  
9           that we can get the permit so that we  
10          can order the materials so that we can  
11          get moving on this. We will label how  
12          we need to label it, and I'm trying to  
13          be open and honest. These things  
14          evolve to a certain degree, and I  
15          understand your concern that in many  
16          hotels there's reception and then there  
17          is an event space, but we're in an  
18          1880's building where the space is  
19          limited. So we have to be creative, we  
20          have to use that space in as many ways  
21          as possible.

22          MS. GIVEN: We have to be careful  
23          on what we allow, you know, we have  
24          that responsibility.

25          MR. PELTON: Absolutely. I agree

1 with that.

2 MS. GIVEN: Not for anything, but  
3 you had a lot of things that you said  
4 you weren't going to have and then  
5 later you did when from the very get go  
6 it wasn't going to happen that way, so  
7 that had to be taken care of before we  
8 could entertain -- you know, it hasn't  
9 always been forthright, and that's been  
10 because of things you've done, so I'm  
11 being careful and making sure -- I  
12 wasn't part of this board when that  
13 happened, but I am now, and I have a  
14 responsibility to make sure that what's  
15 being said is being is being done.

16 MR. PELTON: I appreciate that.

17 MR. JAUQUET: Do you have any  
18 other concern, just the definition how  
19 the lobby is being used?

20 MS. GIVEN: Just want  
21 transparency.

22 MR. COTUGNO: From the Planning  
23 Board point of view, we want it to be  
24 specific, but your point of view, you'd  
25 rather keep it open-ended, but that's

1 the worst thing from a Planning Board  
2 view to keep it open-ended. That gives  
3 you a license to do whatever you want,  
4 and that's not fair to us, that's not  
5 fair to the Town. What's happening  
6 with the exhaust ducts again, where is  
7 that at?

8 MR. BROWN: That's in Historic  
9 Preservation.

10 MR. COTUGNO: He mentioned it in  
11 his opening statement. Things like  
12 that, the roof, you know, a lot of  
13 things, so when you talk about the  
14 delays, a lot of it had to do with what  
15 you did without permission.

16 MS. GIVEN: That's right.

17 MS. BERRY: I have another  
18 question. Are you amending your liquor  
19 license then?

20 MR. PELTON: I think so. In  
21 speaking with the liquor license  
22 attorney, he didn't seem to think that  
23 that would be a difficult process.

24 MS. BERRY: Maybe the details of  
25 how you're amending that would help

1 with the clarity.

2 MR. JAUQUET: So what I would  
3 suggest between now and next week's  
4 meeting is that you write up a  
5 description of how you're going to use  
6 that space, include the amendment that  
7 you're looking for for the liquor  
8 license to cover that space. I would  
9 address private events, how there is  
10 going to be liquor served, and how it  
11 is going to be served on a daily basis  
12 based on the activity going on in that  
13 lobby. You know, if it's going to be a  
14 cash bar when people are waiting, then  
15 just say that just so that we know what  
16 it's going to be. And be wide ranging,  
17 don't sequester it just to private  
18 events. If it's going to be there and  
19 the emphasis is not to bring people off  
20 the street, address that as another  
21 issue so that we get an idea. You  
22 know, it's a moving target, but I  
23 wouldn't limit yourself to one thing or  
24 the other over the course of how you  
25 believe this thing might evolve, and



1 just write up a couple of paragraphs  
2 about it so we can attach it to the  
3 plans since this seems to be an issue.  
4 And it is a quality of life issue for  
5 the people that are upstairs and the  
6 permanent residents to add another  
7 liquor outlet to the Village, you know.  
8 So if you could just -- so then what  
9 we're going to do is table this for  
10 now, and with your note on the bar next  
11 week with, the chairman, this whole  
12 thing is probably going to go through.

13 MS. BERRY: There is another issue  
14 that came up talking if it's an event  
15 space, we need to know the occupancy,  
16 which could be potentially as high as  
17 sixty people, and then that changes  
18 egress, and we have to look at that.  
19 So, you know, if it's an event and the  
20 tables are cleared out, then you're  
21 getting to a different level of --

22 MR. BROWN: I will document that,  
23 but I'm fairly certain we're not going  
24 to get six people in that space.

25 MS. BERRY: When it's standing

1 room only, you need to calculate and  
2 then check your egress and all those  
3 requirements.

4 MR. JAUQUET: Can you tell from  
5 the square footage right now as a  
6 Building Department person what the  
7 capacity would be at any time and then  
8 incorporate that into the plan?

9 MR. BROWN: I would indicate that  
10 in the plan. That would be my  
11 responsibility.

12 MR. JAUQUET: You could include  
13 that in your letter to us so we know at  
14 least from that statement where to go.  
15 If you work with the Building  
16 Department or the architectural -- I  
17 know only so many people can fit in the  
18 space.

19 MS. WINGATE: It's all formulas.

20 MR. BROWN: Again, the code  
21 stipulates --

22 MR. JAUQUET: That's a good point.  
23 Include that in your statement.

24 MR. PELTON: Which we certainly  
25 would have been able to have larger

1 events initially, but we created the  
2 additional room, so it significantly  
3 decreases the size of any sort of  
4 private events.

5 MR. JAUQUET: In that lobby space.  
6 Sure it does, it's a small space to  
7 start with.

8 MR. PELTON: I believe it will be  
9 beautifully done. I think that it's  
10 going to be a tremendous asset for the  
11 community, and I think it's going to be  
12 very well done. I really look forward  
13 to it.

14 MR. JAUQUET: It could be a great  
15 space for people to come, couples to  
16 come and have a drink.

17 MR. PELTON: We've had so many  
18 people interesting in utilizing it.

19 MR. JAUQUET: Put that on paper if  
20 it's going to be a place to come to  
21 have a drink for anybody at any --  
22 during your hours, then just say that.

23 MR. PELTON: I think we could have  
24 political events there, I think we  
25 could have community events there, I

1 think that we could have private events  
2 there. I think there is a lot of use  
3 for that, and also it will obviously  
4 serve as a hotel check-in area, so I  
5 think it's going to be a beautiful  
6 location. It will open up that area.

7 MR. JAUQUET: Just tell us that in  
8 writing.

9 MR. PELTON: Okay.

10 MR. JAUQUET: And the liquor  
11 license, building person capacity  
12 issue.

13 MR. PELTON: Thank you very much.

14 MR. JAUQUET: I move to table the  
15 Item No. 2 until the next planning  
16 meeting on -- what's the date? August  
17 4th. I'm going to move to table Item  
18 No. 2 to the August 4th regular  
19 session. Do I have a second?

20 MS. GIVEN: Second.

21 MR. JAUQUET: All in favor?

22 MS. GIVEN: Aye.

23 MR. COTUGNO: Aye.

24 MR. JAUQUET: Item No. 3 is a  
25 vacant lot east of 217 Monsell Place.

1 We're going to table the discussion of  
2 the presubmission conference for Bryan  
3 Nicholson. The applicant proposes to  
4 develop the vacant parcel, which he is  
5 currently under contract to purchase.  
6 Bryan Nicholson is before the board to  
7 discuss the proposed construction of a  
8 one family house on the property  
9 located east of 217 Monsell Place. The  
10 presubmission package includes a site  
11 plan, floor plans, and elevations. The  
12 project as proposed will require one  
13 variance. It is scheduled to be on the  
14 ZBA agenda for the July meeting. A  
15 revised site plan will be submitted for  
16 consideration upon the completion of  
17 the Zoning Board of Appeal process.  
18 The property is located in the R-1, one  
19 family residential District of the  
20 Village of Greenport. The property is  
21 not located in the Greenport Village  
22 Historic District. District 101,  
23 section 2, block 2, lot 29. I'm going  
24 to motion to table this item until the  
25 August 4th meeting. Do I have a

1 second?

2 MS. GIVEN: Second.

3 MR. JAUQUET: All in favor?

4 MS. GIVEN: Aye.

5 MR. COTUGNO: Aye.

6 MR. JAUQUET: Item No. 4 is a  
7 vacant lot south of 525 Second Street.  
8 We're going to table this discussion of  
9 the presubmission conference for Brian  
10 Nicholson. The applicant proposes to  
11 develop the vacant parcel, which he is  
12 currently under contract to purchase.  
13 Bryan Nicholson is before the Board to  
14 discuss the proposed construction of a  
15 one family house on the property  
16 located south of 525 Second Street.  
17 The presubmission package includes a  
18 site plan, floor plans, and elevations.  
19 The property is located in the R-2, one  
20 and two family residential District of  
21 the Village of Greenport and is not  
22 located in the Greenport Village  
23 Historic District. This is District  
24 101, section 2, block 6, lot 14.2. I'm  
25 going to -- before I table this, I want

1 to just discuss both of these houses in  
2 general since this is a work session.  
3 Both of these houses have four bedrooms  
4 and three and a half bathrooms, three  
5 bedrooms up a bedroom downstairs and  
6 one room consisting of a kitchen,  
7 dining, and living area on the first  
8 floor, and I think that's too many  
9 bedrooms in a small house. And without  
10 -- and secondly, not enough living  
11 space for a house needing four bedrooms  
12 and three and a half bathrooms, and I'm  
13 not going to vote for it the way the  
14 building plan is right now, but I'm not  
15 going to be here at next week's  
16 meeting. I would urge the Board to  
17 make that downstairs bedroom a living  
18 area and maybe put in a three quarter  
19 bathroom to serve the downstairs in  
20 case they want to use it as a bedroom  
21 space, but I think it needs more living  
22 space instead of a bunch of bedrooms.  
23 It has the potential of being an  
24 overcrowded house. The other house on  
25 Item No. 3 is the same house with the

1 same layout problem in my mind. I'm  
2 not going to be here next week, so you  
3 know, I'd like to make the applicant  
4 redo the downstairs.

5 MR. COTUGNO: I agree with you a  
6 hundred percent.

7 MR. JAUQUET: I don't know how --

8 MS. GIVEN: I think we were all  
9 feeling that, the three of us, that we  
10 wanted to see how Devin weighed in.

11 MR. JAUQUET: I'm going to move to  
12 table Item No. 4 to next week's  
13 meeting. Do I have a second?

14 MS. GIVEN: Second.

15 MR. JAUQUET: All in favor?

16 MS. GIVEN: Aye.

17 MR. COTUGNO: Aye.

18 MR. JAUQUET: Motion passed. Item  
19 No. 5 is 117 Main Street. This is a  
20 motion to accept the Use Evaluation  
21 application from Cristian deLeon. The  
22 applicant proposes to open a Barber  
23 Shop at 117 Main Street. The proposed  
24 application is not a listed permitted  
25 conditional use. The property is



1 located in the WC, Waterfront  
2 Commercial District and within the  
3 Historic District, and all signage  
4 proposed will be reviewed by the  
5 Historic Preservation Commission at the  
6 time the signage package is available.  
7 This is District 101, section 5, block  
8 4, lot 23.1. Is there any Cristian  
9 here? What is up for discussion on  
10 this one?

11 MS. GIVEN: We're accepting the  
12 Use Evaluation.

13 MR. DELEON: My name Cristian.  
14 I'm the barber. I work here for six  
15 years, and I trying to put in my shop.  
16 I got a lot of customers, I used to  
17 work in here in -- but I tried to do  
18 for people from here that I know, you  
19 know, for a lot of years so I try to --

20 MR. JAUQUET: Which building is  
21 this?

22 MR. DELEON: Next to the  
23 Claudio's.

24 MS. GIVEN: Where the boutique  
25 used to --

1 MS. WINGATE: The building which  
2 used to be the public --

3 MS. GIVEN: Next to the police  
4 station?

5 MS. WINGATE: Yes.

6 MS. GIVEN: All righty.

7 MR. JAUQUET: What do we need on  
8 this? Do we need to have a layout?

9 MS. BERRY: He had a lay out, and  
10 the sign goes to the Historical  
11 Commission, but the main issue is that  
12 it's not a permitted or conditional  
13 use. There obviously was a barbershop  
14 in the same zoning category, but not on  
15 this lot, so I don't think you have any  
16 choice but to send it to the Zoning  
17 Board of Appeals.

18 MR. JAUQUET: Do you understand  
19 what's happening?

20 MR. DELEON: Excuse me?

21 MR. JAUQUET: Your proposed use as  
22 a barbershop is not listed in the  
23 village code as a permitted or  
24 conditional use. Those are types of  
25 uses. You know, there's uses and then

1           there's conditional uses and then  
2           there's permitted use. So this - your  
3           application has to go to Zoning Board  
4           of Appeals for their discussion to  
5           allow or disallow the use.

6           MR. DELEON: Okay.

7           MR. JAUQUET: Have they done that  
8           yet?

9           MS. WINGATE: No.

10          MR. JAUQUET: How do they do that?

11          MS. WINGATE: Through a letter  
12          signed by Devin or myself, we'll get  
13          them to Zoning. It's a use variance,  
14          so it's a very tough criteria to meet  
15          up with.

16          MS. GIVEN: Is that the process,  
17          we deny the use evaluation application?

18          MR. JAUQUET: Do they know what to  
19          do?

20          MS. WINGATE: I believe we're all  
21          on the same page.

22          MR. JAUQUET: We're going to deny  
23          this use evaluation because -- as a  
24          step in the process. Then you've got  
25          to go to the Zoning Board of Appeals,

1           they're the ones that will decide  
2           whether your use is acceptable or  
3           allowed. They'll make a decision. And  
4           have you been coordinating with the  
5           Building Department to take that step  
6           or am I the --

7           MS. WINGATE: They can come in and  
8           see me. I have to prepare a document.  
9           I'll call them.

10          MR. JAUQUET: She's going to  
11          prepare a document, and then she'll  
12          tell you.

13          MS. GIVEN: Is Sister Margaret  
14          helping you?

15          MR. DELEON: Yes, Sister Margaret  
16          is helping us.

17          MS. GIVEN: I'll e-mail Sister  
18          Margaret about what happened.

19          MR. DELEON: Thank you.

20          MS. GORDON: Dinni Gordon, Sixth  
21          Street, you should probably be  
22          e-mailing me. I've been helping  
23          them -- hi, Dinni Gordon, 152 Sixth  
24          Street. I've been helping with  
25          translation and the preparation of the

1 application, so I think you should be  
2 sending whatever materials you have to  
3 me.

4 MS. GIVEN: Then you can go see  
5 Eileen. I was just doing it because  
6 I'm a friend of Sister Margaret.

7 MS. GORDON: Thank you very much.

8 MR. JAUQUET: So I'm going to make  
9 a motion to -- I'm going to make a  
10 motion to deny this use application  
11 because it has to go to the Zoning  
12 Board of Appeals before, and then it  
13 may or may not come back to us. Do I  
14 have a second?

15 MS. GIVEN: Second.

16 MR. JAUQUET: All in favor?

17 MS. GIVEN: Aye.

18 MR. COTUGNO: Aye.

19 MR. JAUQUET: Item No. 8 is a  
20 motion to accept the Planning Board  
21 minutes of the June 2, 2016 and June  
22 30, 2016 meetings. Do I have a second?

23 MS. GIVEN: Second.

24 MR. JAUQUET: All in favor?

25 MS. GIVEN: Aye.

1 MR. COTUGNO: Aye.

2 MR. JAUQUET: Item No. 9 is a  
3 motion to approve the Planning Board  
4 minutes of the May 26, 2016. Do I have  
5 a second?

6 MS. GIVEN: Second.

7 MR. JAUQUET: All in favor?

8 MS. GIVEN: No.

9 MR. JAUQUET: Motion to adjourn.  
10 Do I have a second?

11 MS. GIVEN: Second.

12 MR. JAUQUET: All in favor?

13 MS. GIVEN: Aye.

14 MR. COTUGNO: Aye.

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C E R T I F I C A T I O N

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

I, AMY BOHLEBER, a Court Reporter and  
Notary Public for 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 28, 2016.

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 7th day of August, 2016.

*Amy Bohleber*

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Amy Bohleber