VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

PLANNING BOARD
WORK SESSION

July 28, 2016
5:00 P.M.
Third Street Fire Station
Greenport, New York

BEFORE:
MARY GIVEN
PETER JAUQUET
JOHN COTUGNO
GLYNIS BERRY
EILEEN WINGATE
Whereupon the meeting was called to order at 5:06 p.m.)

MR. JAUQUET: We're going to call the meeting to order. This is the Village of Greenport Planning Board Work Session for July 28, 2016. Item No. 1 is 211 Carpenter Street, continued discussion for action on the site plan. David Kapell, representing Old Shipyard LLC, located at 211 Carpenter Street, has proposed to convert an existing two-story building into a first-floor tasting room and one second floor apartment. The property is in the CR, commercial retail district. Both uses are permitted in the CR zone. The property has been vacant for some time. The property is located on the Village Historic District, and is subject to coordinated review, which was issued June 16, 2016. The district is 101, section 4, block 10, lot 11. Is there anybody here from that project that would like to say anything? This is a work session,
things are under discussion. Okay.
We're going to table any further
discussion to the next planning board
session, which is next Thursday. Do I
have a second?

MS. GIVEN: Second.

MR. JAUQUET: All in favor?

MS. GIVEN: Aye.

MR. COTUGNO: Aye.

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

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

MR. BROWN: Robert Brown,
architect for the applicant. I'm really here to answer any questions that you might have. We have updated the plans, which I believe you received last week, and it addresses some of the issues that have been brought up, hopefully all of the issues that have been brought up.

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

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

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

MS. BERRY: Yes.

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

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

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

MR. BROWN: A note about one railing on the ramp that had been left
out, which has been included. There
are drainage --

MR. JAUQUET: Which ramp was that?
MR. BROWN: Along --
MR. JAUQUET: On the ground floor
plan, right?

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

MS. BERRY: By the pizza.

MR. BROWN: Nearest the pizza. So
that has been indicated as well.

Drainage calculations are shown
indicating how much water will be
percolating through the paving.

MR. JAUQUET: Is that on the --
MR. BROWN: That's on the site
plan, it's noted right near your left
hand. That's it right there.

MR. JAUQUET: Okay.
MR. BROWN: I think it's 1.7
inches.

MR. JAUQUET: Right, that's fine.
MR. BROWN: We show bike parking
along Bay Avenue in a recessed area
next to -- in between the Doofpot
and --

MR. JAQUET: I got it. And what else?

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

MR. JAQUET: That's a note?

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

MR. JAQUET: Why don't you do that? I thought it would be shown visually here.

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

MR. JAQUET: And the pizza?

MR. BROWN: This is the pizzeria.

MR. JAQUET: This is the ramp.

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

MR. JAQUET: What was -- and what else?
MR. BROWN: That was it to my knowledge.

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

MR. BROWN: On Carpenter.

MR. JAUQUET: Was it Carpenter?

Whatever.

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

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

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

MR. JAUQUET: So the next step is
to accept this plan. Is there anything else left from the zoning --

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

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

MS. GIVEN: Yeah.

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

MR. PELTON: I drove out here today. I'm happy to address any questions today. I don't know if I'll be able to make it next week.
MS. GIVEN: You asked if we had the list, Rob said he knew, but I don't know if those were are all the concerns that were raised, what Rob said. If we don't have -- I mean, we should documentation of the concerns we had. We don't have them?

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

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

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

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

MS. GIVEN: That's right, and that was supposed to be clearly --
MS. BERRY: Well, they've put it on so --

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

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

MS. GIVEN: Or coffee bar?

MR. PELTON: I think coffee would be --

MS. GIVEN: Well, Devin has concerns --

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

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

MR. COTUGNO: I believe he was worried about alcohol, that came up, I don't think you knew the answer. He wanted that specifically to be on the plan, whether you're serving alcohol or not and if there's a separate liquor license.
MR. PELTON: It would be included under the American Beech.

MS. GIVEN: See, that was a concern.

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

MS. GIVEN: Devin had a concern --

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

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

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

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

MR. BROWN: If I may, my interpretation was his concern that it would be operated as a separate bar
with bar hours and so forth, and that's
not the case.

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

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

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

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

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

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

MS. GIVEN: That was his point.
He wanted the plan to show us exactly
what activity is going to be taking
place on the premises. That was
clearly stated by Devin, clearly.
MR. JAUQUET: Do the architectural drawings, the ones that specify, you know, plumbing and electric and stuff show electric and plumbing to that beverage counter that's shown here in just an outline.

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

MR. JAUQUET: Are those existing at this point?

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

MR. PELTON: I don't know how we would show you every conceivable use for the space, and I would like that space to be as flexible as possible.
Greenport is an amazing village. I would like to be able to use it as many ways as possible. We've had inquiries about using the space for charity events, I would love to have Sister Margaret be able to go in that space and do a know your rights event, I'd love to be able to host rehearsal dinner events in that space. When we have people come in and buy out all the rooms, they would be interested in utilizing that space.

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

MR. COTUGNO: I think the name is wrong then. If anything, change the name. It's not a reception lobby, and I think you know it's not going to be really that. It would be that in part, but in majority it's going to be something else. For some reason, it sounds like you're trying to withhold something from what it's really going to be. That came up at the last meeting.
MS. GIVEN: We asked for transparency.

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

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

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

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

MR. PELTON: And you were concerned as a Planning Board about that very issue, so we created the handicap accessible room just to emphasize that the main focus here was the room. We have guests, we're going to have eleven guests right in that area, so we're the ones who have the greatest concern about noise. So we listened to the Planning Board with the initial submission, which had the entire downstairs being the hotel
reception lounge, and we created the handicap accessible room because I think it's very important that we do have a handicap accessible room, but also to show you and the Village that we were serious about this being utilized for hotel purposes.

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

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

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

MS. GIVEN: I don't.

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

MR. BROWN: If you need it to be
labeled as something else, changing the label is not significant.

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

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

MR. PELTON: As a lounge.

MS. GIVEN: Alcohol will be served.

MR. PELTON: Yes.

MR. JAUQUET: You should say --

MR. BROWN: Not open to the public.

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

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

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

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

MR. JAUQUET: Even if it's a cash bar and people come in and buy and leave just as an individual, if you think you're going to want it that way, you should write up your description that it includes that and also an event space where it's private. I mean, if you think you'll have a casual person walk in and buy a glass of wine while they wait for their bags or something, then you should just include all of that. If it's going to be a profit center for selling, you know, beverages over the course of the summer or whatever it is going to be, you should say it. There's different ways to use it.
MR. PELTON: We initially submitted this back in March, and we've been coming back and we've been trying to address all of the concerns, and I'm just concerned that I believe we first submitted it on March 6th or 7th, and I'm concerned about the delay. I want to do everything I can to get moving so that we can get the permit so that we can order the materials so that we can get moving on this. We will label how we need to label it, and I'm trying to be open and honest. These things evolve to a certain degree, and I understand your concern that in many hotels there's reception and then there is an event space, but we're in an 1880's building where the space is limited. So we have to be creative, we have to use that space in as many ways as possible.

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

MR. PELTON: Absolutely. I agree
with that.

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

MR. PELTON: I appreciate that.

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

MS. GIVEN: Just want transparency.

MR. COTUGNO: From the Planning Board point of view, we want it to be specific, but your point of view, you'd rather keep it open-ended, but that's
the worst thing from a Planning Board view to keep it open-ended. That gives you a license to do whatever you want, and that's not fair to us, that's not fair to the Town. What's happening with the exhaust ducts again, where is that at?

MR. BROWN: That's in Historic Preservation.

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

MS. GIVEN: That's right.

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

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

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

MR. JAUQUET: So what I would suggest between now and next week's meeting is that you write up a description of how you're going to use that space, include the amendment that you're looking for for the liquor license to cover that space. I would address private events, how there is going to be liquor served, and how it is going to be served on a daily basis based on the activity going on in that lobby. You know, if it's going to be a cash bar when people are waiting, then just say that just so that we know what it's going to be. And be wide ranging, don't sequester it just to private events. If it's going to be there and the emphasis is not to bring people off the street, address that as another issue so that we get an idea. You know, it's a moving target, but I wouldn't limit yourself to one thing or the other over the course of how you believe this thing might evolve, and
just write up a couple of paragraphs
about it so we can attach it to the
plans since this seems to be an issue.
And it is a quality of life issue for
the people that are upstairs and the
permanent residents to add another
liquor outlet to the Village, you know.
So if you could just -- so then what
we're going to do is table this for
now, and with your note on the bar next
week with, the chairman, this whole
thing is probably going to go through.

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

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

MS. BERRY: When it's standing
room only, you need to calculate and then check your egress and all those requirements.

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

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

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

MS. WINGATE: It's all formulas.

MR. BROWN: Again, the code stipulates --

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

MR. PELTON: Which we certainly would have been able to have larger
events initially, but we created the additional room, so it significantly decreases the size of any sort of private events.

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

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

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

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

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

MR. PELTON: I think we could have political events there, I think we could have community events there, I
think that we could have private events there. I think there is a lot of use for that, and also it will obviously serve as a hotel check-in area, so I think it's going to be a beautiful location. It will open up that area.

MR. JAUQUET: Just tell us that in writing.

MR. PELTON: Okay.

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

MR. PELTON: Thank you very much.

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

MS. GIVEN: Second.

MR. JAUQUET: All in favor?

MS. GIVEN: Aye.

MR. COTUGNO: Aye.

MR. JAUQUET: Item No. 3 is a vacant lot east of 217 Monsell Place.
We're going to table the discussion of the presubmission conference for Bryan Nicholson. The applicant proposes to develop the vacant parcel, which he is currently under contract to purchase. Bryan Nicholson is before the board to discuss the proposed construction of a one family house on the property located east of 217 Monsell Place. The presubmission package includes a site plan, floor plans, and elevations. The project as proposed will require one variance. It is scheduled to be on the ZBA agenda for the July meeting. A revised site plan will be submitted for consideration upon the completion of the Zoning Board of Appeal process. The property is located in the R-1, one family residential District of the Village of Greenport. The property is not located in the Greenport Village Historic District. District 101, section 2, block 2, lot 29. I'm going to motion to table this item until the August 4th meeting. Do I have a
second?

MS. GIVEN: Second.

MR. JAUQUET: All in favor?

MS. GIVEN: Aye.

MR. COTUGNO: Aye.

MR. JAUQUET: Item No. 4 is a

vacant lot south of 525 Second Street. We're going to table this discussion of
the presubmission conference for Brian
Nicholson. The applicant proposes to
develop the vacant parcel, which he is
currently under contract to purchase.
Bryan Nicholson is before the Board to
discuss the proposed construction of a
one family house on the property
located south of 525 Second Street.
The presubmission package includes a
site plan, floor plans, and elevations.
The property is located in the R-2, one
and two family residential District of
the Village of Greenport and is not
located in the Greenport Village
Historic District. This is District
101, section 2, block 6, lot 14.2. I'm
going to -- before I table this, I want
to just discuss both of these houses in general since this is a work session. Both of these houses have four bedrooms and three and a half bathrooms, three bedrooms up a bedroom downstairs and one room consisting of a kitchen, dining, and living area on the first floor, and I think that's too many bedrooms in a small house. And without -- and secondly, not enough living space for a house needing four bedrooms and three and a half bathrooms, and I'm not going to vote for it the way the building plan is right now, but I'm not going to be here at next week's meeting. I would urge the Board to make that downstairs bedroom a living area and maybe put in a three quarter bathroom to serve the downstairs in case they want to use it as a bedroom space, but I think it needs more living space instead of a bunch of bedrooms. It has the potential of being an overcrowded house. The other house on Item No. 3 is the same house with the
same layout problem in my mind. I'm not going to be here next week, so you know, I'd like to make the applicant redo the downstairs.

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

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

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

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

MS. GIVEN: Second.

MR. JAUQUET: All in favor?

MS. GIVEN: Aye.

MR. COTUGNO: Aye.

MR. JAUQUET: Motion passed. Item No. 5 is 117 Main Street. This is a motion to accept the Use Evaluation application from Cristian deLeon. The applicant proposes to open a Barber Shop at 117 Main Street. The proposed application is not a listed permitted conditional use. The property is
located in the WC, Waterfront Commercial District and within the Historic District, and all signage proposed will be reviewed by the Historic Preservation Commission at the time the signage package is available. This is District 101, section 5, block 4, lot 23.1. Is there any Cristian here? What is up for discussion on this one?

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

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

MR. JAUQUET: Which building is this?

MR. DELEON: Next to the Claudio's.

MS. GIVEN: Where the boutique used to --
MS. WINGATE: The building which
used to be the public --

MS. GIVEN: Next to the police
station?

MS. WINGATE: Yes.

MS. GIVEN: All righty.

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

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

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

MR. DELEON: Excuse me?

MR. JAUQUET: Your proposed use as
a barbershop is not listed in the
village code as a permitted or
conditional use. Those are types of
uses. You know, there's uses and then
there's conditional uses and then
there's permitted use. So this - your
application has to go to Zoning Board
of Appeals for their discussion to
allow or disallow the use.

MR. DELEON: Okay.

MR. JAUQUET: Have they done that
yet?

MS. WINGATE: No.

MR. JAUQUET: How do they do that?

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

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

MR. JAUQUET: Do they know what to
do?

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

MR. JAUQUET: We're going to deny
this use evaluation because -- as a
step in the process. Then you've got
to go to the Zoning Board of Appeals,
they're the ones that will decide
whether your use is acceptable or
allowed. They'll make a decision. And
have you been coordinating with the
Building Department to take that step
or am I the --

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

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

MS. GIVEN: Is Sister Margaret
helping you?

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

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

MR. DELEON: Thank you.

MS. GORDON: Dinni Gordon, Sixth
Street, you should probably be
e-mailing me. I've been helping
them -- hi, Dinni Gordon, 152 Sixth
Street. I've been helping with
translation and the preparation of the
application, so I think you should be sending whatever materials you have to me.

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

MS. GORDON: Thank you very much.

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

MS. GIVEN: Second.

MR. JAUQUET: All in favor?

MS. GIVEN: Aye.

MR. COTUGNO: Aye.

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

MS. GIVEN: Second.

MR. JAUQUET: All in favor?

MS. GIVEN: Aye.
MR. COTUGNO: Aye.

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

MS. GIVEN: Second.

MR. JAQUET: All in favor?

MS. GIVEN: No.

MR. JAQUET: Motion to adjourn. Do I have a second?

MS. GIVEN: Second.

MR. JAQUET: All in favor?

MS. GIVEN: Aye.

MR. COTUGNO: Aye.
CERTIFICATION

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

Amy Bohleber