VILLAGE OF GREENPORT
PLANNING BOARD
REGULAR SESSION
August 1, 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
David Abatelli - Village Administrator
Joseph Prokop - Village Attorney
Eileen Wingate - Village Building Inspector (Not Present)
(Whereupon, the meeting was called to
order at 5:11 p.m.)

CHAIRPERSON ATKINSON-LOVELESS: Okay.

We'll open this meeting.

The first item is to consider making a
motion -- well, it would be to motion to table
the site plan application for a subdivision at
221 Fifth Avenue for James Olinkiewicz.

This subdivision requires a variance and
will be heard by the Zoning Board of Appeals,
and so we're not going to take any action
pending their decision. But we are going to
discuss it tonight, because the Zoning Board
of Appeals has requested the Planning Board
comment on issues that the Board, meaning the
Zoning Board, may identify regarding the
proposed site plan. In other words, they're
looking for some input from us in order to
help them come to a decision about granting
the variance.

Okay. So we will then -- we can discuss
it for a while, and then we're going to --
I'll make --

MR. JAQUET: Table.

CHAIRPERSON ATKINSON-LOVELESS: -- a
motion to table the issue until completion of
the ZBA's decision. So --

MS. MUNDUS: Can I make a suggestion?

CHAIRMAN ATKINSON-LOVELESS: Yes.

MS. MUNDUS: Since the Planning Board is
sort of charged with looking at a proposed
subdivision in a certain way, if we go and
address traffic access, circulation in
parking, landscaping screening, and ecological
impact, if we do one at a time, we can each
comment on those aspects, and it will be easy
for the Zoning Board of Appeals to read our
notes.

CHAIRMAN ATKINSON-LOVELESS: Sure.

MS. MUNDUS: Because that's what's going
to happen, right, they're going to come read
the minutes of this meeting?

MR. JAQUET: Yeah.

CHAIRMAN ATKINSON-LOVELESS: That would
be a good way for us to give them our input.

MR. BURNS: It's not incumbent upon us
to make a decision.

MS. MUNDUS: No, just they're interested
in our comments.

MR. JAQUET: No. They want our input,
our comments on what it looks like. You've
seen the places where the building is staked
out, the corner footprint.
MS. MUNDUS: Right.
CHAIRMAN ATKINSON-LOVELESS: If they
were to, for instance, not grant the variance,
this matter wouldn't come back before us, so
we wouldn't need to address everything, and we
wouldn't address it at all, which is -- I also
think that we -- I don't know how closely we
need to get into detail on this, because this
isn't a time for making an actual decision.
This is more a question of giving our input to
the ZBA about, you know, the -- our Planning
Board's position, if we have one, or our
thoughts on it, that's my understanding.
MR. JAUQUET: Does anybody have a
response?
MS. MUNDUS: Well, I think we do. I
mean, if we're supposed to be thinking about,
you know, public health, safety and welfare of
every resident in the community and the
neighborhood, our comments are certainly
prudent.
CHAIRMAN ATKINSON-LOVELESS: And I'm
just taking a quick look at this subdivision
and merger thing. This -- I should say what
it is. This is the resolution regarding SEQRA
for a Local Law creating a Chapter 118
subdivision and merger of land. This was
something that has been adopted and is the law
of the Village now?

MS. MUNDUS: Correct
CHAIRMAN ATKINSON-LOVELESS: Right.
MR. PROKOP: Yes.
CHAIRMAN ATKINSON-LOVELESS: Okay. And
one of the things this says is that
subdivisions require the approval of the
Planning Board, and that we -- it's sort of up
to us to be considering things like the
orderly growth and development of the Village,
and the preservation of the environmental
aesthetics and assets of the Village, and, as
usual, the comfort, convenience, safety, and
health and welfare of the residents and the
property owners of the Village, residents and
property owners.

So that's the kind of thing, I guess,
that we could be considering. I'm thinking
kind of in general terms, not really getting
into specifics of the driveways and stuff,
because that would be a matter of granting
site plan approval when a site plan is before
us, which it is not tonight.

MR. JAQUET: Right.

CHAIRPERSON ATKINSON-LOVELESS: So what
we are talking about is our thoughts as a
Planning Board about this subdivision. So I
think maybe we should take turns and give our
thoughts.

MR. JAQUET: Well --

CHAIRPERSON ATKINSON-LOVELESS: Starting
with you, Peter.

MR. JAQUET: Okay.

CHAIRPERSON ATKINSON-LOVELESS: What are
your thoughts on this subdivision?

MR. JAQUET: Well, you know, the -- I
think, you know, the site plan has, you know,
issues like parking and -- parking covered.
And I don't know. You know, it's public
safety and all that. That is a little
ambiguous, but it probably is satisfied.

But my concern, on the negative side, is
that it takes that house that's there, which
is a nice old oldie, old house in Greenport,
and it cuts it into a cookie-cutter lot, and I think aesthetically it's a negative. And I don't like the -- I think the little house is too big on the little, little lot that it's designed for.

And the other thing, these are the negatives. And I think what happens, also, is that all the landscaping becomes parking, and I think it's a crowded little lot the way it is. And, you know, that's sort of how I feel when I go down and look at that. I know it meets all the site --

CHAIRMAN ATKINSON-LOVELESS: It's not like we only can have one turn to speak either.

MR. JAUQUET: Yeah. So it's not --

CHAIRPERSON ATKINSON-LOVELESS: So if you get to a -- we can go through this again.

MR. JAUQUET: On the negative side, it's -- I like the 221 Fifth Street, the side yard that it has, the barn in the back. It's a nice old Village property the way it is now.

MR. OLINKIEWICZ: Can I just ask, am I allowed to comment on this also, this discussion?
CHAIRMAN ATKINSON-LOVELESS: Yes, and it's probably appropriate --

MR. JAQUET: Yes.

CHAIRPERSON ATKINSON-LOVELESS: -- to just come in when it's appropriate, so go ahead.

MR. OLINKIEWICZ: Well, I just --

MR. ABATELLI: Well, I don't know if he should --

CHAIRMAN ATKINSON-LOVELESS: Do you think we should do everybody's turn and then --

MR. JAQUET: I think -- why don't we just take turns?

MR. BURNS: Why don't we talk about it for a while.

MR. JAQUET: Yeah, yeah.

MR. BURNS: Why don't we talk?

CHAIRMAN ATKINSON-LOVELESS: Okay. So, instead, how about hold your thoughts, because maybe we'll cycle around and deal with them again. Okay?

MR. OLINKIEWICZ: Okay. I didn't know if you wanted to touch on each one individually, so that the Zoning Board could
see each one, so we didn't miss any as we
went, because --
CHAIRMAN ATKINSON-LOVELESS: I guess, as
the Chairman, it's up to me to decide how
we're going to do this.
MS. MUNDUS: Well, that's why I
suggested we take one topic at a time in the
things that we're charged for looking at.
MR. ABATELLI: He isn't clear on the
record. I'm more going that it's clear on the
record.
CHAIRMAN ATKINSON-LOVELESS: Clearly on
the record. Okay, well, then --
MR. ABATELLI: Maybe he should go up.
CHAIRPERSON ATKINSON-LOVELESS: Then
let's wait and have you address all of the
comments that get made:
MR. OLINKIEWICZ: Okay, no problem.
CHAIRPERSON ATKINSON-LOVELESS: Okay.
So this isn't -- your turn isn't done for
good, but we'll move on. And now, Pat.
MR. PROKOP: Can I help? Can I just --
CHAIRMAN ATKINSON-LOVELESS: Yes,
absolutely.
MR. PROKOP: Just to maybe give to you
some structure.

So the Zoning Board of Appeals is basically allowed to come back and get planning considerations, you know, comments on planning considerations from the Planning Board. They may include general -- you know, general discussion on the application, like Peter just gave, you know, Peter just gave, and they include, you know, details on some of the variances that are requested, you know, things like that. It could be conditions that might be imposed on the variances, you know, things that you might come up with as a condition that you might recommend to them, if they were to be granted, you know, may not be granted.

Just to -- is everybody familiar with the variances that are requested?

CHAIRMAN ATKINSON-LOVELESS: Yes.

MS. MUNDUS: Yes.

MR. PROKOP: Okay. So it's lot size, right?

MR. ABATELLI: Yes.

MR. PROKOP: Proposed lot width, and combined side yard, and then also side yard.
All right? So --

CHAIRMAN ATKINSON-LOVELESS: Am I right in thinking that it's premature for us to be looking too closely at the site plan for site plan approval purposes, because this would have -- before we'd be really considering the site plan, it would have had -- the property would have needed the variances?

MR. PROKOP: Yes. Well, it's not premature to go in -- it's premature to go into, you know, really minor minutia details about the site plan, but it's more your planning considerations about the -- you know, what the -- like, for instance, what the impact might be of having another house on the property. You know, Peter just mentioned aesthetics. I mean, that's obviously an important concern, you know, things like that.

But I just wanted to make sure everybody was familiar with the variances that are requested. And, normally, what I might recommend is -- well, if the minutes are available, I guess we could just pass along the minutes. I mean, sometimes what you do is you -- the Chairperson would draft a letter
back --

CHAIRMAN ATKINSON-LOVELESS: Right.

MR. PROKOP: -- just mentioning, you know, maybe summarizing the concerns. If you want to, you can just send back the minutes; that's okay, too.

CHAIRMAN ATKINSON-LOVELESS: Well, I'll consider what to do.

MR. PROKOP: Okay.

CHAIRMAN ATKINSON-LOVELESS: If it seems, you know, beneficial, I could maybe get a -- after I get a copy of the minutes, I could try to make a letter to the Zoning Board, but we'll see.

Okay. How about this: Does this make sense, that we each talk about it?

MR. PROKOP: Yeah, definitely. That's what I would do, to have each of you say something and then talk about it as a group.

CHAIRPERSON ATKINSON-LOVELESS: All right.

MR. PROKOP: And then, if you want to have Mr. Olinkiewicz or somebody else, sure.

CHAIRMAN ATKINSON-LOVELESS: So moving along. Pat, you want to give your thoughts?
MS. MUNDUS: Okay. I'm a little bit on
the fence with this, because the neighborhood
really is -- you know, the Applicant has done
a really good job of pointing out that none of
these houses, if they were built today, as
this new one is proposed to be built, would be
able to meet the letter of the law, they would
all need a side yard setback. In fact, the
memo that came from the Building Department,
as part of the package that went to the ZBA,
shows 71% of the properties on Fifth and Sixth
Avenue would need to have a variance, side
yard variance.

However, this property here that's being
proposed to be split into two really straddles
the aesthetics of the end of the block here,
on the southern end between Fifth Avenue and
Sixth.

Where Jack and Kelly live, that's a
large property with a beautiful old house.
The barn is a beautiful old -- I don't know
how old it is, but it's an antique for sure,
and, you know, the other property here. So
the preexisting house that's already on
Plot #2, I think Peter's point is well taken,
that if this line were drawn across here, as
is proposed in this application, yes, it would
conform with all of the other small houses
with small or shared side yard setbacks.
However, that old house that's already there
does share the aesthetics of the southern
portion.

Now, you know, I mean, if we're going to
look at it in a pro and con fashion, I would
like to just stick to the things that are sort
of under the purview of the Planning Board,
and that is traffic access. And I don't
really think where the curb cut is, or the
fact that it's planned to be multi-family
housing, is going to affect too much of
anything on Fifth Avenue, so that's kind of a
non-issue for me.

The circulation in the parking, I'm
wondering whether or not, even though it's
legal to put a brand new blacktop driveway
right straight on the southern property line,
if that's really kind, particularly because
it's going to be within breathing distance of
that nice old barn. And I'm wondering if
there's any way that maybe, you know, this
driveway that's already there -- twice I visited the property and twice there were five cars and trucks already parked there with tons of room. Could that driveway go down the middle and then split off and have individual parking for both houses behind the back?

MR. JAQUET: Oh, like an easement

driveway.

MS. MUNDUS: Yeah, because it's already there, for one thing. And it would minimize the amount of blacktop, and it would minimize the impact on this neighbor here, Stuart Kogelschatz, because, I mean, that barn is right smack on the property line. And it's a really nice old place.

And I think it's really not very neighborly to put an asphalt driveway right on his doorstep, no matter what they are using the barn for now, because someone progressive in the future could turn that barn into a really nice residence with that star gabled roof, and --

MR. JAQUET: Well, the other thing is that the existing house on 221 Fifth could also become a one-family, sort of a grand old
one-family in the future some time, with a
yard to go with it.

MS. MUNDUS: Right.

MR. JAQUET: Not now.

MS. MUNDUS: And I sort of like that
gentle buffer between the barn and the
pre-existing nice old house. That is --

CHAIRMAN ATKINSON-LOVELESS: So you're
sort of saying you could see a subdivision
there, but with certain conditions --

MS. MUNDUS: Yes.

CHAIRPERSON ATKINSON-LOVELESS: -- and
things that we --

MS. MUNDUS: Yes.

CHAIRMAN ATKINSON-LOVELESS: In fact,
you know, the drive doesn't have to be
asphalt, it can be that stuff that we've sort
of --

MS. MUNDUS: Well, we went through this
once before, that if this is going to be the
kind of housing we're talking about it being,
it has to have a paved driveway; is that
correct?

CHAIRPERSON ATKINSON-LOVELESS: It can
be that permeable stuff.
MS. MUNDUS: Okay.

MR. OLINKIEWICZ: Yeah. We did crushed stone --

MS. MUNDUS: Okay.

MR. OLINKIEWICZ: -- and natural stone over on Madison.

MS. MUNDUS: Okay.

CHAIRMAN ATKINSON-LOVELESS: Or even the block thing that -- I mean, there's -- in other words, this is all --

MS. MUNDUS: Yeah, like a semipermeable thing.

CHAIRMAN ATKINSON-LOVELESS: To me, this is the kind of the thing that if we were to, in general, think that the subdivision was okay, we could say, but this, that and the other are all things that we'd want to discuss.

MS. MUNDUS: Yeah, this is definitely not a black and white situation here.

MR. OLINKIEWICZ: I mean, I would prefer to have a shared driveway.

MS. MUNDUS: Yeah.

CHAIRPERSON ATKINSON-LOVELESS: Uh-uh,

MR. OLINKIEWICZ: But that doesn't meet
the Zoning Board --

CHAIRMAN ATKINSON-LOVELESS: Placement

of the --

CHAIRPERSON ATKINSON-LOVELESS: Okay.

MR. OLINKIEWICZ: Right, so we drew it.

MS. MUNDUS: Right. Well, right now,

we're just in discussion phase right now.

MR. JAUQUET: Right. You know, we're

just discussing it.

MS. MUNDUS: So that's how I feel about

that.

And I agree with Peter, that I think

that that existing house that's there is a

gorgeous old girl, and it would be a shame to

really screw it up cramming another driveway

in right next to it.

Now, as far as the landscaping goes,

thank you very much for putting those stakes

in, because I went there and looked at it

before the stakes were in, and then I just

came from there a little while ago, and now

that the stakes are in, I can see the impact

of the foundation on those holly trees. You

build footings and a foundation wall within

five feet of that trunk, you're probably going
to kill those holly trees. Now, they're --
they've been there at least 100 years. And,
you know, Greenport does ask, when it's
possible, to respect any tree that's 12 inches
or more in diameter, and some of those are 20
inches in diameter. I mean, that's a tree
trunk. Those are big holly trees.

So, you know, what -- it's my opinion,
and I'm not an arborist, but I've had enough
experience with killing a couple of trees that
I can tell you that when those trees are
killed by the foundation walls, that's going
to completely destroy that whole -- the
ambiance of that neighborhood is those big old
trees. And I love that you're going to leave
the two big ones that are out on the street
there. But once those holly trees are killed,
I think that we should -- you know, it's not
out of line for us to ask for some kind of
additional screening, Leland cypress or
something, because the --

MR. OLINKIEWICZ: If the trees died,
sure, but I think we could save the trees, if
that's okay, even the --

MS. MUNDUS: I hope so.
MR. OLINKIEWICZ: Yeah.

MS. MUNDUS: Because it would be a shame. And we're supposed to be trying to figure out a way to deal with difficult problems with sensitivity.

The guys on the north, whose name is Roberta Garris and Jack Weisckott, are gardeners. I went -- I didn't go on their property, but I could see their backyard. They really, really need those trees there, especially if it's a brand new house.

And I can see, now that you put the stakes in there, you know, a side yard setback variance, it doesn't seem like 12 feet is very much. But on a small lot like that, 12 feet is a lot, so it is a big, big impact.

And as far as the ecological impact, I think all of us feel the same way. Semipermeable pavers, wherever we can do that, is a good thing for everybody; it's a good thing for the neighbor's runoff, it's a good thing for the environment.

But, you know, for me, the test here is the question, is the subdivision in harmony with the appropriate and orderly development
of the neighborhood, and not be detrimental to
the development of adjacent properties in
existence -- in accordance with existing
zoning. And I think, Jim, you've done --
Mr. Olinkiewicz, you've done a fabulous job of
showing us that what you're doing is
completely consistent with the neighborhood,
and I really don't believe that it's going to
be detrimental to the development of anything
else in the neighborhood.

There are so many multi-family houses,
they're all crammed together very close. I
mean, this original map from 1875, it could be
worse, you know. That's what it was
originally proposed as. So I think that, you
know, with mitigating factors that we could
help with, it is in harmony with, it's
appropriate to, and it's not detrimental to
the neighborhood.

CHAIRMAN ATKINSON-LOVELESS: Thank you.
That was a good discussion, what she said.
MS. MUNDUS: I also had notes that I
prepared before I came here, so.
CHAIRPERSON ATKINSON-LOVELESS: Hey,
Devin made it. Hey, hi there. Come on in,
join the party.

Okay. I'm going to go last. What do
you have to say, Ben?

MR. BURNS: I'm just going to really
talk in generalities.

I live on a piece of property that's
smaller than either of these, it's 40-by-100,
in a community that has a lot of those
40-by-100. I can't reach out and touch my
neighbors, but I can open a window and talk
very well with my neighbors, and I have.

I live in a house that's probably the
size of the one you're going to produce; it's
two-story, mine is two-story. And I find that
the community that -- the proposed house is
not -- would not be changed a great deal to
have it there. That little open space is
really nice, it's good to have in the
community, but Mr. Olinkiewicz could put a
fence around it and it would not be open.

That's personally the first thing I would say.

The second thing is it seems to me that
the community, there's a great deal of
pressure on housing in the community, and
rentals and/or owned home, and another home, a
rental or not, would be of value. So, on the whole, I'm positive toward the proposal.

CHAIRMAN ATKINSON-LOVELESS: Okay.

MS. MUNDUS: Great.

CHAIRMAN ATKINSON-LOVELESS: Devin, you just jumped in here, so you may not have had a chance, but I don't know if you have any comments about this. We're considering this proposed subdivision of the lot on Fifth Street that already has an existing house, and the plan is to divide and put another house next to it.

And we are having this discussion so that we can pass on our thoughts to the Zoning Board, because we are not making a decision on the plan yet, because it has to pass through the Zoning Board, and they have to decide whether to grant a number of variances in order to make this subdivision possible. And we're kind of talking in our -- you know, giving -- kind of talking generally, partly, and also addressing some of the specifics of what the proposed subdivision impact of it, and so on. So, if you have anything to throw in, do it now.
MR. MC MAHON: I mean, housing is certainly lacking. You know, affordable, any sort of rental units would be a good thing, I think. But not being terribly familiar with exactly how this property would change -- that, I'm assuming, is the existing house.

CHAIRMAN ATKINSON-LOVELESS: Yeah.

Remember, that is Mike Richter's --

MR. MC MAHON: Yeah, and that's -- okay.

How many bedrooms would the home be? Would it be a single --

CHAIRMAN ATKINSON-LOVELESS: They would both wind up being two-family homes.

MR. OLINKIEWICZ: Right, it would be a two-family, three bedrooms on each floor.

MR. MC MAHON: Two-family, three bedrooms on each --

MR. OLINKIEWICZ: Right, on each floor, deeming that the ZBA says okay. They may try to put a criteria to make it two bedrooms on each floor, or a three and a one. I don't know that answer yet, but my proposal is three and three.

MR. MC MAHON: Would there be parking on the property?
MR. OLINKIEWICZ: There's ample parking on the property for both houses.

CHAIRMAN ATKINSON-LOVELESS: Yeah, there is. There's a lot of parking, you can is see there now, even when it's done. But, of course, you can have a situation where you have an awful lot of working people living in the four available apartments, and, you know -- but this is a constant problem in Greenport, that certain properties are very vehicle dense, and, you know --

MR. MC MAHON: Yeah.

CHAIRMAN ATKINSON-LOVELESS: That's life. Okay. Well, then I really don't have anything to add. I concur with the first issue raised by Peter, that, you know, it is -- it will be aesthetically a change that maybe takes something away. I mean, every time you lose a little bit of open space in the Village, it's something that's gone and it's gone forever.

On the other hand, the need for housing, the fact that, as you pointed out, most of the neighborhood to the north is already small lots. You know, there are bigger ones on the
corner, so this is, you know, in keeping with,
very much in keeping with the part of the
neighborhood to the north.

I think it would be possible to
subdivide it in a way that took -- you know,
where conditions or conversation was taken so
that some of our concerns about the driveway
and what it's made of, or how it's configured
and stuff could be taken into account.

So, on balance, I think that this
particular property, that I would be inclined
to be favorable towards subdivision. So,
really, it's up to the ZBA to decide if
they're willing to make all those -- grant all
the variances necessary for the project to go
forward.

Anybody have anything more to say on
this, since we're not making any motions or
anything?

MS. MUNDUS: I do.

CHAIRMAN ATKINSON-LOVELESS: Yes.

MS. MUNDUS: It's important that I -- I
should say that I also live on a postage stamp
size piece of property. My side yard setback
is 1.7 feet on one side and five feet on the
other side, and I can barely find room to put
a woodpile. But we worked through the
mitigating factors, and it took seven months,
but we were able to put a second story on the
house, and it is a positive addition to the
neighborhood. So it can be done, and I think
that we'll try to help you.

MR. BURNS: I think we have covered some
of the things that we will want to cover,
should it come back to us, and that's maybe
what the ZBA wanted to know. So give them the
full report; that makes sense to me.

CHAIRMAN ATKINSON-LOVELESS: So before
we just close this conversation, Joe, do you
think there's anything else that we should be
addressing, or considering, or putting in the
minutes?

MR. PROKOP: Well, if you don't have any
particular -- only if you have, you know, any
planning considerations for the ZBA, as far as
the setbacks and things. You know, if you
wish, you know, the house were centered or
things -- I'm not saying that it is, but as an
example.

CHAIRMAN ATKINSON-LOVELESS: Well, I
think -- I mean, I'm not looking at the plan right here, right now, and I'm not looking at plans either, but I'm just saying, do we -- in other words, the conversation came up about a central driveway. In other words, if you didn't have to have two driveways, maybe that is better, but I don't know.

MR. PROKOP: We could deal with that the next time.

CHAIRMAN ATKINSON-LOVELESS: Yeah. So we may have suggestions that would concern the variances, but I don't really know how to address them tonight.

MR. PROKOP: No. I would -- what you would do is make a motion to close the discussion and to make a report to the Zoning Board of Appeals.

CHAIRMAN ATKINSON-LOVELESS: Okay. I move that we close.

MS. MUNDUS: Excuse me. We offered Mr. Olinkiewicz a chance to respond.

CHAIRMAN ATKINSON-LOVELESS: Oh, yeah, I forgot that. I'm sorry.

MS. MUNDUS: We forgot to do that.

CHAIRMAN ATKINSON-LOVELESS: Oh, yeah,
MR. OLINKIEWICZ: I don't have much to say. You guys pretty much -- oh, I'm James Olinkiewicz. I'm the owner of 221 Fifth Street, applying for the ZBA variance, and come to see the Planning Board.

Most of the issues you guys addressed, so because I had had -- I had not only done my due diligence on the paperwork here, I had also done a chart, which I don't know if you guys had seen, or if Eileen had given it to you.

MS. MUNDUS: Yeah, the 71%.

MR. OLINKIEWICZ: Yeah, the 24, and the 24 neighboring properties around, and 71% would need variances, and lot size, and that my request is for a 12% variance.

I have no issues at all with using an adjoining driveway, or working and putting that -- I would have no issues to put down crushed stone, or take the blacktop that I have and put oil and stone on it to give it a better look for the neighborhood.

That is my intentions with everything I've done with the Village so far, is to try
to keep it in harmony with what the Village
has and everybody that's built. But, again,
this lot was two of the original lots from
1877 that were merged, and, at that time,
there could have been two houses right next to
each other.

Peter brought up the -- about the other
properties around the corner, and I happen to
know Jack, who has the corner house. But,
again, with them, maybe five years down the
line, you may have one of them up here asking
the same thing. Their properties are large
now, but if it comes to the point that they
ever want to subdivide, they may come to that
fact.

The other thing is, the reason why I
came to the Zoning Board is because of the
lack of housing. As most people know, I've
been buying a number of houses and cleaning
them up, and fixing them up, and getting them
into code worthiness.

I'm the only proponent for the rental
law that was brought up. There were a couple
of things that I thought should be tweaked a
little bit, but I think that having somebody
come and inspect and back us up as landlords
is not a bad thing. But saying that, there is
quite a shortage of housing in Greenport. I
have 21 families on a list right now looking
for housing with me, and I'm in the process of
purchasing a couple of other homes, but that's
21 families that have no place to go. As a
house sells, or a two-family sells, or a
single-family sells and gets renovated out for
a family here, or a couple from the City,
you're losing housing faster than I can create
housing, or anybody can create housing. So
that's a real big issue that the Village is
going to have to deal with.

And so, I mean, I'm here to ask. So
thank you so much.

MS. MUNDUS: Can I ask you a question?
MR. OLINKIEWICZ: Sure.

MS. MUNDUS: What's the intention for
the barn and the shed in the backyard?

MR. OLINKIEWICZ: The barn and the shed
I use as a staging ground for anything I need
for repairs on my property. So we store extra
toilets, extra refrigerators, I pile some wood
there. There's whole set of tools, lawn
mowers for my men that go and mow all the
grass and take care of that, the roofing
supply, anything that we need for an
emergency; extra smoke detectors, extra
lights, everything that we need, so I don't
have to be running back and forth for --
everything is stored there, and, hopefully,
we'll use it as we need it.

And being that I'm a contractor on
Shelter Island, a lot of times we get people
wanting to change their washing machines that
are only three years old, four years old. I
put them in there, so if one of my tenants
wants a washer or dryer, I have them as a
backup if they --

MR. JAQUET: You don't have a warehouse
someplace in a commercial location for that?

MR. OLINKIEWICZ: No. I just store the
stuff for that, because -- I guess I could
literally rent it, if I wanted to, but I would
rather use it for what I need and for what's
needed for my houses, and centralized enough
for all of my properties. Or I could put a
little shed on each and every property, but
it's nice to have one central location there
to keep everything in, so I would keep it for
that.

MS. MUNDUS: When you build the house,
you say it's going to be clapboard, right?
MR. OLINKIEWICZ: Cedar clapboard, yes.
The neighborhood --
MS. MUNDUS: Would you be willing to
paint the barn so that it looks like it
belongs there, instead of it got dropped by
helicopters on the corner?
MR. OLINKIEWICZ: I'd like to -- well,
that's on the agenda, to rebuild the barn and
save it, and actually whitewash it to look
like it originally did.
MS. MUNDUS: Yeah.
MR. OLINKIEWICZ: Right, because it has
deteriorated for a little bit of time, but one
step at a time, as they say.
MS. MUNDUS: Thank you.
MR. OLINKIEWICZ: Thank you. Anything?
Any other questions?
CHAIRMAN ATKINSON-LOVELESS: I think
we're good for now.
MR. OLINKIEWICZ: Thank you very much.
CHAIRMAN ATKINSON-LOVELESS: Okay. Now
I move that we table discussion of this project. And our thoughts will go to the Zoning Board, either in the form of the minutes, or, if I decide to do it, I'll prepare a letter for the Zoning Board. That seems like a better idea. It would, hopefully, be for their next meeting, is my plan. So --

MR. OLINKIEWICZ: I just got to say also that both of the houses have enough off-street parking, so there would be no parking needed on the road, which was a concern from some of the neighbors who had come to me. So however we would have to do it to make enough parking for the tenants, that would be off-street, because the property is big enough.

CHAIRMAN ATKINSON-LOVELESS: Okay. And, of course, people still are entitled to park on the street, you know.

MR. OLINKIEWICZ: Right. The neighbors who asked me about having off-street parking all park on the street, so it's kind of like getting -- but that's okay.

CHAIRMAN ATKINSON-LOVELESS: Yes. Okay.

So, to continue, I move that we table this
discussion, and that our thoughts go to the
Zoning Board, either by the form of the
minutes, or the minutes with a summary that I
might prepare. Okay.

MR. BURNS: Second.

MS. MUNDUS: I'll second.

CHAIRMAN ATKINSON-LOVELESS: All right.

Let's vote.

MS. MUNDUS: Aye.

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRPERSON ATKINSON-LOVELESS: Aye.

Great, thank you. Now --

MR. OLINKIEWICZ: Thank you. Have a
good night, everybody.

MR. JAUQUET: Thanks.

MS. MUNDUS: Thank you.

CHAIRMAN ATKINSON-LOVELESS: All right.

Item 2, this has to do with something that we
decided at our meeting, previous meeting.
This had to do with 429 Main Street. This is
the property that is going to be a shop for
crafts, and art, and vintage things, so on,
downstairs, and then an apartment upstairs.
And we approved it, but we now have a
resolution before us, which I think I need to
sign. I did take the time before meeting to
read it, so I'm prepared to sign it.

MR. PROKOP: Okay, good. I prepared it,
and Eileen went over it. There was a couple
of changes that she had to make, which she
did.

CHAIRPERSON ATKINSON-LOVELESS: Okay.

MR. PROKOP: I don't what they are, but
she did them on her own, which is fine with
me. It has been reviewed by everybody, so --
in the Village.

CHAIRMAN ATKINSON-LOVELESS: Okay, yes.

I didn't read it with a fine tooth comb on my
eyes, so I don't know, but this is a
resolution that's in keeping with what we had
already decided. And, in fact, word is -- I
think the permit was granted pending this
resolution, so it's underway on that building.

So, yeah, I'm going -- I move that we
approve the resolution, and I would go ahead
and sign it.

MS. MUNDUS: Second.

CHAIRMAN ATKINSON-LOVELESS: Aye.
MS. MUNDUS: Aye.

MR. JAQUET: Aye.

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRMAN ATKINSON-LOVELESS: Okay. Item 3 is accepting minutes from our June meeting. I move to accept the minutes from our June 6th meeting.

MR. JAQUET: I second.

MS. MUNDUS: Aye.

MR. JAQUET: Aye.

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRPERSON ATKINSON-LOVELESS: Aye.

And it seems perhaps we somehow didn't approve minutes back in May. I move that we approve those minutes.

MS. MUNDUS: Second.

CHAIRPERSON ATKINSON-LOVELESS: Aye.

MS. MUNDUS: Aye.

MR. JAQUET: Aye.

MR. BURNS: Aye.

MR. MC MAHON: Aye.

CHAIRMAN ATKINSON-LOVELESS: Okay. And then I'm reminding everyone that we will have
a Work Session August 29th, and --

MR. JAUQUET: I won't be here.

CHAIRMAN ATKINSON-LOVELESS: Okay.

MR. JAUQUET: No, wait. That's August 29th. Oh, I'm way ahead of myself. I'll be here.

CHAIRMAN ATKINSON-LOVELESS: Great. So now I move that we adjourn.

MR. JAUQUET: I second that motion.

MS. MUNDUS: Aye.

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MR. MC MAHON: AYE.

CHAIRPERSON ATKINSON-LOVELESS: Aye.

(Whereupon, the meeting was adjourned at 5:46 p.m.)
CERTIFICATION

STATE OF NEW YORK )
) SS:
COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, 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 August 1, 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 10th day of August, 2013.

Lucia Braaten