VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION

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Third Street Firehouse
Greenport, New York

August 1, 2019
4:00 p.m. p.m.

BEFORE:

WALTER FOOTE – CHAIRMAN

JOHN COTUNGO – MEMBER

REED KYRK – MEMBER (absent)

LILY DOUGHERTY-JOHNSON – MEMBER

PATRICIA HAMMES – MEMBER

PAUL PALLAS – VILLAGE ADMINISTRATOR

ROBERT CONNOLLY – PLANNING BOARD ATTORNEY

KRISTINA LINGG – CLERK TO THE BOARD
CHAIRMAN FOOTE: Good afternoon. It's almost 4 o'clock. This is the Village of Greenport Planning Board Work Session for August 1, 2019. Item Number 1 is a motion to accept and approve the minutes of the June 27, 2019 Planning Board meeting.

Do I have a second?

MS. HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

MS. HAMMES: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

MR. COTUGNO: Aye.

CHAIRMAN FOOTE: Motion accepted.

The minute are approved.

Item Number 2, this is a motion to schedule the Combined Planning Board and regular session, excuse me, Regular Session and Work Session for 4:00 p.m. on September 5, 2019.

Do I have a second?

MR. COTUGNO: Second.

CHAIRMAN FOOTE: All those in favor?

MS. HAMMES: Aye.

MS. DOUGHERTY-JOHNSON: Aye.
MR. COTUGNO: Aye.

CHAIRMAN FOOTE: Motion carried.

Item Number 3, 15 Front Street. This is a motion to accept the findings and determinations for Ray New York. The property is located in the Waterfront Commercial District. The property is not located in the Historic District. Suffolk County tax map 1001-5-4-31.1.

Have all the Board members had an opportunity to review the motion?

MS. HAMMES: Yes.

MR. COTUGNO: Yes.

MS. DOUGHERTY-JOHNSON: Yes.

CHAIRMAN FOOTE: Take a vote on it.

Do I have a second?

MR. COTUGNO: Second.

CHAIRMAN FOOTE: All those in favor of the motion?

MR. COTUGNO: Aye.

MS. HAMMES: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

CHAIRMAN FOOTE: Motion carries.

The next item is 136 Main Street.
Motion to accept the findings and determinations for HARG LLC. The property is located in the Commercial Retail District. This property is also located in the Historic District. It's located at Suffolk County tax map number 1001-5-3-17.

Everybody's had an opportunity to review the written motion?

MR. COTUGNO: Yes.

CHAIRMAN FOOTE: Do I have a second?

MR. COTUGNO: Second.

CHAIRMAN FOOTE: All those in favor of the written motion?

MR. COTUGNO: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

MS. HAMMES: Aye.

CHAIRMAN FOOTE: Motion carries and is approved.

The next item is 604 First Street.

It's a pre-submission conference for the application for Beachy Blond LLC represented by architect Frank Uellendahl. The applicant proposes new construction in the residential dwelling for the property located at 604 First
Street. This property is Suffolk County tax 1001-2-6-45.2.

MS. HAMMES: Just before we start, given that I own the property adjacent to this property, I'm going the recuse myself for purposes of approval or disapproval on this property.

CHAIRMAN FOOTE: Okay.

Would the Building Department like to speak about this application?

MR. PALLAS: At this point, it's just to let the Board know that the intention in terms of any planning comments, they will come from staff for this application, it's a simple application, rather than go to the planning consultant.

CHAIRMAN FOOTE: Good afternoon.

MR. UELLENDAHL: Good afternoon.

My name is Frank Uellendahl, Architect, 123 Central Avenue here in Greenport. I'm here to represent the owner, but Samantha Polywac (phonetic) is joining me in case there are questions for the owner.

We started the design last year in
October, and I had a meeting with the Building Department --

CHAIRMAN FOOTE: Can you speak up a little?

MR. UELLENDAL: -- as I always do to make sure that the application, the implications that are needed will go through without a problem; and I was told that in our case because it's residential new construction, the Planning Board was not involved.

Since, obviously, things have changed, and I was told that we needed to make an application to your Board. Of course we are prepared to go to HPC, we're in the Historic District.

So, it's a new project and this is the first time that I'm actually making an application to the Planning Board, so I'm reading your requirements for pre-submission conference, I hope that, as you can see on my site plan, that as far as the legal data is concerned, this all should be shown or depicted on my site plan.
There is one item under I, complete outline of existing restrictions or covenants. This project, the site was actually subdivided ten years ago. The previous owners got approval from ZBA in May of 2009 to subdivide the lot which used to be a larger lot including the corner, and there was public hearing, and couple of neighbors obviously had objections to the size of the subdivided lot, and so the owners went back and the ZBA actually then made deliberation and resolution which I added to the package that they found the coverage should be reduced to 1,600-square foot.

This basically would give us coverage in percentage-wise of 22 percent, whereas the code requires 30 percent. The site is, the lot is close to 7,300-square feet. The Village code requires 7,500, so we're relatively close as far as size is concerned, but if they decide coverage should be limited, my design is based on slightly under 1,600-square foot, three-bedroom home. I should mention that I, as far as zoning is
concerned, we should not, we are not going to ask for any further variances which they wouldn't probably give us anyway. We do have the required side yards of 10 and 15 feet respectively. There is no problem with the rear yard. I was able to do the averaging of the front yard setback, 300 feet either way along First Street, and I think you have a copy of that, so I ended up with a average front yard of 11 feet.

Most of the homes are relatively close to the property line. This is all compliant because they actually were built before zoning actually existed.

So going back to you requirements, I did go back and look at the landscaping. There is really nothing to tell you, other than I found two trees that the caliper is more than 12-inches, so pick at them on the site plan. We're going to hold onto them. They're on the property line to the northerly adjacent neighbor, but there is lot of bush, brush, you know, plantings that are not really worth saving, but I think we will want to maintain
some kind of buffer to the neighbor. Since
the driveway is facing the north, we may end
up to be determined whether we're going to
replace existing fence but there is no plan to
do this at this point.

So as far as --

CHAIRMAN FOOTE: Frank, what ideas have
you thought of and would you be able to
incorporate the proposed landscaping for the
plans?

MR. UELLENDAHL: There is no proposed
landscaping as far as we haven't talked about
this, it's going to be lawn and we're going to
basically maintain what I show on my site plan
as far --

CHAIRMAN FOOTE: You said you expect
there to be some sort of buffer between the
house and the street.

MR. UELLENDAHL: Yes, the buffer is
basically existing. It may have to be cleaned
up a little bit, but to be determined. We
don't know at this point. If we have to come
back at one point, then you have to tell me
this.
CHAIRMAN FOOTE: Okay.

MR. UELLENDAHL: I don't know what the Board is really looking for as far as any other details are concerned. I'm showing the utilities. We have sewer middle of the street. We have public water, they're separated, and we have overhead electrical service from the pole that is on the site. There are no trees on the property, there is one further south, it's beautiful large tree which, of course, will be maintained.

CHAIRMAN FOOTE: Anything else you wanted to say at this point?

MR. UELLENDAHL: If you want to go to the design, but I don't think you're interested in the architectural design, that's for HPC.

CHAIRMAN FOOTE: I'd like to know a little bit about it. What kind of siding is it gonna be?

MR. UELLENDAHL: It's gonna be hard boards. It's going to be asphalt shingles. The color scheme is going to relatively black windows, white trim throughout rest of
Versatex, and very dark gray architectural asphalt shingles. The lower roofs on the front porch and on the side will be Willett zinc metal roofing, standard seam. The owners would like to bring in some warmth with the front doors which is going to be either cherry or mahogany, and the decking will also be mahogany color, but probably timber trecks or something along those lines.

MR. COTUGNO: I think it's a good-looking house. I think it will fit right in.

MR. UELLENDAL: The Eckly house at the corner, of course, is a historic, beautiful home and, you know, we couldn't do anything more contemporary, but it will be very contemporary on the inside, as you can see from the plans, it's going to be open floor plan, so there are going to be some interesting details.

CHAIRMAN FOOTE: Are you indicating this whole hatched area to be wooded area?

MR. UELLENDAL: No, it's basically you --

CHAIRMAN FOOTE: It's overgrown, that --
MR. UELLENDALH: We just have to take off from the front where the driveway is, we have to clear some of it and we would leave basically the rest on the property the way it is, clean this up a little bit.

The shed, by the way, is an existing shed has to go otherwise, I cannot make it as far as coverage is concerned and it's too close to the structure anyway.

CHAIRMAN FOOTE: My only suggestion would be to make the driveway a little narrower and separate your driveway from if -- from the neighbor's driveway.

MR. UELLENDALH: We can do this. I have 2 feet between the fence and the driveway so the driveway is big enough for two cars, possibly three, but it's wide enough, 16 feet and 40 feet long, so there shouldn't be any problems as far as parking is concerned.

CHAIRMAN FOOTE: What is the depth of the front porch?

MR. UELLENDALH: 8 feet which is typical, 7 to 8 feet is, you know, you'll find those front porches in the Historic District a
lot; but Samantha would like to sit there with a glass of wine and watch the sunset, so I added a foot.

MR. COTUGNO: I would like to see, I guess, in writing arborvitaes between the two driveways.

CHAIRMAN FOOTE: To see the what now?

MR. COTUGNO: Arborvitaes indicated.

MR. UELLENDahl: That's going -- that pertains to the landscaping, so basically you're talking about a planting buffer between the driveway and the property line to the north?

MR. COTUGNO: Yeah, you said you left 2 feet.

MR. UELLENDahl: Yes. I mean, could be 2-and-a-half feet, we don't need really that much for a hedge.

MR. COTUGNO: Leave enough for some skinny shrubs. That's why I said arborvitaes.

MR. UELLENDahl: That's fine. I think we don't have a problem with this.

I would put this on, I will resubmit the site plan showing that.
MR. COTUGNO: Yeah, you have to come back.

MS. DOUGHERTY-JOHNSON: I'm wondering about curb cuts on the other side of the street. Are there, like the driveways?

MR. UELLENDHAHL: They don't line up, but there is one driveway on the -- the corner lot, which is the Alexa's property does not have a curb cut on First Street, but the next one does, yes.

CHAIRMAN FOOTE: Yes, Paul.

MR. PALLAS: Just two comments if I may related to the plantings on the side of the driveway. If you do show plantings, make sure you have the proper number of parking spaces required for the district.

MR. UELLENDHAHL: We just need two parking spaces, right?

MR. PALLAS: Correct, two parking spaces, and if you do that, I would show that two cars would fit.

And on the drainage and on the application there was, you said that it would be in the short form, you did indicate would
contain all the drywells. If you show them
and add the calculations to the sheet, since
you're coming back anyway.

MR. UELLENDAHL: No problem.

MR. PALLAS: It's a Building Department
question, but as long as -- this way these
folks can see that you've covered it.

MR. UELLENDAHL: Okay.

CHAIRMAN FOOTE: Did the ZBA resolution,
I didn't read it through completely, did it
specify what that setback of the house should
be --

MR. UELLENDAHL: No.

CHAIRMAN FOOTE: -- from the street.

MR. UELLENDAHL: No.

As a design professional, I have to, you
know, make the --

CHAIRMAN FOOTE: What does the code
require for --

MR. UELLENDAHL: 30 feet.

CHAIRMAN FOOTE: So don't you need --
are you requiring -- you don't require a
variance from the Zoning Board for that?

MR. UELLENDAHL: No. The code allows me
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to average front yards within 300 feet in both direction. I submitted my calculation there.

MR. PALLAS: Again, Mr. Chairman, those calculations were included in the package.

CHAIRMAN FOOTE: I looked at the calculations. I know what he's talking about.

MR. PALLAS: That is per code? You measure to front of the house. If it's a house or a stoop as opposed to porch, you would average it based upon the measurement from the street to the stoop.

MR. PALLAS: Yes.

CHAIRMAN FOOTE: Yes.

MR. UELLENDahl: From the property line to the stoop.

CHAIRMAN FOOTE: Does anybody else have any comments or questions at this time?

(No response.)

I think the next step is to schedule a public hearing on this.

MR. PALLAS: This is going to be referred to the HPC, it depends on what their schedule is, how quickly they rule on the application.
CHAIRMAN FOOTE: So the HPC determination has to be made before we can have the public hearing?

MR. PALLAS: Should, yes.

MR. UELLENDahl: If I may make a comment. This is something that should be put into some kind of formal instructions, you know. I don't know what to tell my clients as far as procedure is concerned. Kristina sent me an e-mail just this morning outlining the process, and I think that's unfair. I think we should know what the procedure is so we can go ahead with the planning and scheduling. This has nothing to do with your Board. It's really the Village that has to think about this. It's sometimes very frustrating.

CHAIRMAN FOOTE: When is the next HPC?

MR. UELLENDahl: The 15th, in two weeks from today.

MS. HAMMES: The HPC are gonna have a pre-submission. Is there any way to combine the public hearings for HPC and us?

MR. PALLAS: They're actually not going to have public hearing because it doesn't rise
to the level. I don't believe, I have to
double check.

MS. HAMMES: I shouldn't be because I
recused myself, but it would be more efficient
to have one public hearing rather than two.

CHAIRMAN FOOTE: You're entitled to have
an opinion.

MR. COTUGNO: Assuming everything goes
okay with the Historic, we should schedule
them for the September meeting.

CHAIRMAN FOOTE: I agree. I don't see
why we can't schedule it, if it a public
hearing, I don't understand why it couldn't be
scheduled for the September meeting.

MR. UELLENDahl: That would be
September 26?

MR. COTUGNO: September 5.

CHAIRMAN FOOTE: We have to get the
notice. How long is the notice period?

MS. LINGG: Ten days.

You could hold the public hearing at the
Regular session or.

CHAIRMAN FOOTE: It's a combined
session.
MS. LINGG: Then September 5th is plenty of time.

CHAIRMAN FOOTE: So unless somebody has an objection to scheduling it that way, I move to schedule it --

MR. COTUGNO: Yes.

CHAIRMAN FOOTE: For the 5th.

Do we have to take a vote on that?

All those in favor?

MR. COTUGNO: Aye.

MS. DOUGHERTY-JOHNSON: Aye.

CHAIRMAN FOOTE: So you'll have the public hearing on September 5th.

We have control over what HPC does, but we're willing to push it along.

MR. UELLENDAHL: Thank you very much.

CHAIRMAN FOOTE: Thank you.

That concludes the meeting.

I now move to adjourn.

Do I have a second?

MR. COTUGNO: Second.

CHAIRMAN FOOTE: All those in favor?

MR. COTUGNO: Aye.

MS. HAMMES: Aye.
MS. DOUGHERTY-JOHNSON: Aye.

CHAIRMAN FOOTE: The meeting is adjourned.

Thank you very much.

(Time noted: 4:21 p.m.)
CERTIFICATE

STATE OF NEW YORK  
COUNTY OF SUFFOLK  

I, STEPHANIE O'KEEFFE, a Reporter and Notary Public within and for the State of New York, do hereby certify that the within is a true and accurate transcript of the proceedings taken on August 1, 2019.

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 1st day of August, 2019.

__________________________  
STEPHANIE O'KEEFFE