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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.

B E F O R E:

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

1 Greenport Village Planning Board Work Session -- 8/1/19

2 CHAIRMAN FOOTE: Good afternoon. It's  
3 almost 4 o'clock. This is the Village of  
4 Greenport Planning Board Work Session for  
5 August 1, 2019. Item Number 1 is a motion to  
6 accept and approve the minutes of the June 27,  
7 2019 Planning Board meeting.

8 Do I have a second?

9 MS. HAMMES: Second.

10 CHAIRMAN FOOTE: All those in favor?

11 MS. HAMMES: Aye.

12 MS. DOUGHERTY-JOHNSON: Aye.

13 MR. COTUGNO: Aye.

14 CHAIRMAN FOOTE: Motion accepted.

15 The minute are approved.

16 Item Number 2, this is a motion to  
17 schedule the Combined Planning Board and  
18 regular session, excuse me, Regular Session  
19 and Work Session for 4:00 p.m. on September 5,  
20 2019.

21 Do I have a second?

22 MR. COTUGNO: Second.

23 CHAIRMAN FOOTE: All those in favor?

24 MS. HAMMES: Aye.

25 MS. DOUGHERTY-JOHNSON: Aye.

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2 MR. COTUGNO: Aye.

3 CHAIRMAN FOOTE: Motion carried.

4 Item Number 3, 15 Front Street. This is  
5 a motion to accept the findings and  
6 determinations for Ray New York. The property  
7 is located in the Waterfront Commercial  
8 District. The property is not located in the  
9 Historic District. Suffolk County tax map  
10 1001-5-4-31.1.

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

13 MS. HAMMES: Yes.

14 MR. COTUGNO: Yes.

15 MS. DOUGHERTY-JOHNSON: Yes.

16 CHAIRMAN FOOTE: Take a vote on it.  
17 Do I have a second?

18 MR. COTUGNO: Second.

19 CHAIRMAN FOOTE: All those in favor of  
20 the motion?

21 MR. COTUGNO: Aye.

22 MS. HAMMES: Aye.

23 MS. DOUGHERTY-JOHNSON: Aye.

24 CHAIRMAN FOOTE: Motion carries.

25 The next item is 136 Main Street.

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2 Motion to accept the findings and  
3 determinations for HARG LLC. The property is  
4 located in the Commercial Retail District.  
5 This property is also locate in the Historic  
6 District. It's located at Suffolk County tax  
7 map number 1001-5-3-17.

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

10 MR. COTUGNO: Yes.

11 CHAIRMAN FOOTE: Do I have a second?

12 MR. COTUGNO: Second.

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

15 MR. COTUGNO: Aye.

16 MS. DOUGHERTY-JOHNSON: Aye.

17 MS. HAMMES: Aye.

18 CHAIRMAN FOOTE: Motion carries and is  
19 approved.

20 The next item is 604 First Street.  
21 It's a pre-submission conference for the  
22 application for Beachy Blond LLC represented  
23 by architect Frank Uellendahl. The applicant  
24 proposes new construction in the residential  
25 dwelling for the property located at 604 First

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2 Street. This property is Suffolk County tax  
3 1001-2-6-45.2.

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

9 CHAIRMAN FOOTE: Okay.

10 Would the Building Department like to  
11 speak about this application?

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

18 CHAIRMAN FOOTE: Good afternoon.

19 MR. UELLEND AHL: Good afternoon.

20 My name is Frank Uellendahl, Architect,  
21 123 Central Avenue here in Greenport.

22 I'm here to represent the owner, but Samantha  
23 Polywac (phonetic) is joining me in case there  
24 are questions for the owner.

25 We started the design last year in

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2 October, and I had a meeting with the Building  
3 Department --

4 CHAIRMAN FOOTE: Can you speak up a  
5 little?

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

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

18 So, it's a new project and this is the  
19 first time that I'm actually making an  
20 application to the Planning Board, so I'm  
21 reading your requirements for pre-submission  
22 conference, I hope that, as you can see on my  
23 site plan, that as far as the legal data is  
24 concerned, this all should be shown or  
25 depicted on my site plan.

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2           There is one item under I, complete  
3           outline of existing restrictions or covenants.  
4           This project, the site was actually subdivided  
5           ten years ago. The previous owners got  
6           approval from ZBA in May of 2009 to subdivide  
7           the lot which used to be a larger lot  
8           including the corner, and there was public  
9           hearing, and couple of neighbors obviously had  
10          objections to the size of the subdivided lot,  
11          and so the owners went back and the ZBA  
12          actually then made deliberation and resolution  
13          which I added to the package that they found  
14          the coverage should be reduced to 1,600-square  
15          foot.

16          This basically would give us coverage in  
17          percentage-wise of 22 percent, whereas the  
18          code requires 30 percent. The site is, the  
19          lot is close to 7,300-square feet. The  
20          Village code requires 7,500, so we're  
21          relatively close as far as size is concerned,  
22          but if they decide coverage should be limited,  
23          my design is based on slightly under  
24          1,600-square foot, three-bedroom home.  
25          I should mention that I, as far as zoning is

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2 concerned, we should not, we are not going to  
3 ask for any further variances which they  
4 wouldn't probably give us anyway. We do have  
5 the required side yards of 10 and 15 feet  
6 respectively. There is no problem with the  
7 rear yard. I was able to do the averaging of  
8 the front yard setback, 300 feet either way  
9 along First Street, and I think you have a  
10 copy of that, so I ended up with a average  
11 front yard of 11 feet.

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

16 So going back to you requirements, I did  
17 go back and look at the landscaping. There is  
18 really nothing to tell you, other than I found  
19 two trees that the caliper is more than  
20 12-inches, so pick at them on the site plan.  
21 We're going to hold onto them. They're on the  
22 property line to the northerly adjacent  
23 neighbor, but there is lot of bush, brush, you  
24 know, plantings that are not really worth  
25 saving, but I think we will want to maintain



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2 some kind of buffer to the neighbor. Since  
3 the driveway is facing the north, we may end  
4 up to be determined whether we're going to  
5 replace existing fence but there is no plan to  
6 do this at this point.

7 So as far as --

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

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

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

20 MR. UELLEND AHL: Yes, the buffer is  
21 basically existing. It may have to be cleaned  
22 up a little bit, but to be determined. We  
23 don't know at this point. If we have to come  
24 back at one point, then you have to tell me  
25 this.

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2 CHAIRMAN FOOTE: Okay.

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

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

15 MR. UELLEND AHL: If you want to go to  
16 the design, but I don't think you're  
17 interested in the architectural design, that's  
18 for HPC.

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

22 MR. UELLEND AHL: It's gonna be hard  
23 boards. It's going to be asphalt shingles.  
24 The color scheme is going to relatively black  
25 windows, white trim throughout rest of

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2 Versatex, and very dark gray architectural  
3 asphalt shingles. The lower roofs on the  
4 front porch and on the side will be Willett  
5 zinc metal roofing, standard seam. The owners  
6 would like to bring in some warmth with the  
7 front doors which is going to be either cherry  
8 or mahogany, and the decking will also be  
9 mahogany color, but probably timber trecks or  
10 something along those lines.

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

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

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

23 MR. UELLEND AHL: No, it's basically  
24 you --

25 CHAIRMAN FOOTE: It's overgrown, that --

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2 MR. UELLEND AHL: We just have to take  
3 off from the front where the driveway is, we  
4 have to clear some of it and we would leave  
5 basically the rest on the property the way it  
6 is, clean this up a little bit.

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

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

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

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

23 MR. UELLEND AHL: 8 feet which is  
24 typical, 7 to 8 feet is, you know, you'll find  
25 those front porches in the Historic District a

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2 lot; but Samantha would like to sit there with  
3 a glass of wine and watch the sunset, so I  
4 added a foot.

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

8 CHAIRMAN FOOTE: To see the what now?

9 MR. COTUGNO: Arborvitaes indicated.

10 MR. UELLEND AHL: That's going -- that  
11 pertains to the landscaping, so basically  
12 you're talking about a planting buffer between  
13 the driveway and the property line to the  
14 north?

15 MR. COTUGNO: Yeah, you said you left  
16 2 feet.

17 MR. UELLEND AHL: Yes. I mean, could be  
18 2-and-a-half feet, we don't need really that  
19 much for a hedge.

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

22 MR. UELLEND AHL: That's fine. I think  
23 we don't have a problem with this.

24 I would put this on, I will resubmit the  
25 site plan showing that.

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2 MR. COTUGNO: Yeah, you have to come  
3 back.

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

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

12 CHAIRMAN FOOTE: Yes, Paul.

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

18 MR. UELLEND AHL: We just need two  
19 parking spaces, right?

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

23 And on the drainage and on the  
24 application there was, you said that it would  
25 be in the short form, you did indicate would

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2 contain all the drywells. If you show them  
3 and add the calculations to the sheet, since  
4 you're coming back anyway.

5 MR. UELLEND AHL: No problem.

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

9 MR. UELLEND AHL: Okay.

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

14 MR. UELLEND AHL: No.

15 CHAIRMAN FOOTE: -- from the street.

16 MR. UELLEND AHL: No.

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

19 CHAIRMAN FOOTE: What does the code  
20 require for --

21 MR. UELLEND AHL: 30 feet.

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

25 MR. UELLEND AHL: No. The code allows me

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2 to average front yards within 300 feet in both  
3 direction. I submitted my calculation there.

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

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

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

13 MR. PALLAS: Yes.

14 CHAIRMAN FOOTE: Yes.

15 MR. UELLEND AHL: From the property line  
16 to the stoop.

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

19 (No response.)

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

22 MR. PALLAS: This is going to be  
23 referred to the HPC, it depends on what their  
24 schedule is, how quickly they rule on the  
25 application.



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2 CHAIRMAN FOOTE: So the HPC  
3 determination has to be made before we can  
4 have the public hearing?

5 MR. PALLAS: Should, yes.

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

18 CHAIRMAN FOOTE: When is the next HPC?

19 MR. UELLEND AHL: The 15th, in two weeks  
20 from today.

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

24 MR. PALLAS: They're actually not going  
25 to have public hearing because it doesn't rise

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2 to the level. I don't believe, I have to  
3 double check.

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

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

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

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

16 MR. UELLEND AHL: That would be  
17 September 26?

18 MR. COTUGNO: September 5.

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

21 MS. LINGG: Ten days.

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

24 CHAIRMAN FOOTE: It's a combined  
25 session.

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2 MS. LINGG: Then September 5th is plenty  
3 of time.

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

7 MR. COTUGNO: Yes.

8 CHAIRMAN FOOTE: For the 5th.

9 Do we have to take a vote on that?

10 All those in favor?

11 MR. COTUGNO: Aye.

12 MS. DOUGHERTY-JOHNSON: Aye.

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

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

17 MR. UELLEND AHL: Thank you very much.

18 CHAIRMAN FOOTE: Thank you.

19 That concludes the meeting.

20 I now move to adjourn.

21 Do I have a second?

22 MR. COTUGNO: Second.

23 CHAIRMAN FOOTE: All those in favor?

24 MR. COTUGNO: Aye.

25 MS. HAMMES: Aye.

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2 MS. DOUGHERTY-JOHNSON: Aye.

3 CHAIRMAN FOOTE: The meeting is  
4 adjourned.

5 Thank you very much.

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

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C E R T I F I C A T E

STATE OF NEW YORK )  
 ) Ss:  
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*  
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STEPHANIE O'KEEFFE