

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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PLANNING BOARD

WORK & REGULAR SESSION

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August 26, 2021

4:00 p.m.

B E F O R E:

WALTER FOOTE - CHAIRMAN

PATRICIA HAMMES - MEMBER

REED KYRK - MEMBER

LILY DOUGHERTY-JOHNSON - MEMBER

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PAUL PALLAS - VILLAGE ADMINISTRATOR

AMANDA AURICHIO - CLERK TO THE BOARD

1 (\*The meeting was called to order at 4:04 p.m.\*)

2 CHAIRMAN FOOTE: Good afternoon. This is  
3 the Village of Greenport Planning Board, it's a  
4 Work Session/Regular Meeting. It's Thursday,  
5 August 26th at a little after 4 p.m. and this  
6 is -- Item No. 1 is a motion to accept and  
7 approve the minutes of the July 29th, 2021  
8 Planning Board Work Session and Regular Meeting.  
9 May I have a second on this motion?

10 MEMBER DOUGHERTY-JOHNSON: Second.

11 CHAIRMAN FOOTE: All in favor?

12 (\*Aye Said in Unison\*)

13 The motion to accept and approve is hereby  
14 carried and approved (VOTE: 4/0/0/0).

15 Item No. 2 is a motion to schedule the  
16 combined Planning Board Work Session and Regular  
17 Meeting at 4 p.m. on September 30th, 2021. Do I  
18 have second on that?

19 MEMBER HAMMES: Second.

20 CHAIRMAN FOOTE: All in favor?

21 (\*Aye Said in Unison\*)

22 The motion carries (VOTE: 4/0/0/0).

23 Item No. 3, 124 Front Street, review and  
24 possible motion to act on the site plan  
25 application of Dina Bean, represented by Eileen

1 Wingate. The applicant proposes to increase the  
2 width of the existing curb cut to 25 feet.  
3 This will provide three new parking spaces for  
4 use by residents (of the existing apartment) and  
5 employees (of the existing store front).  
6 This property is located in the C-R (Retail  
7 Commercial) District and is not located in the  
8 Historic District. The Suffolk County Tax Map  
9 No. 1001-4-9-26.

10 Would somebody like to introduce yourself  
11 on behalf -- and present the application? You  
12 can go up to the microphone.

13 MR. SHAHADE: Hi. I'm Mitchell Shahade, I  
14 am the property manager for the owner, Dina Bean.  
15 I've managed their property on Main Street for  
16 16 years, the Limon Block, so we're very involved  
17 in the community and, of course, in maintaining  
18 the beautification and a well maintained  
19 property. So, our effort at 124 Front Street is  
20 no different than what we've done all along on  
21 Main Street.

22 And we feel very strongly that the  
23 opportunity to put three people out of a  
24 municipal lot or on the streets and onto our  
25 private property is a good one. The entire Adam

1 Street is practically curb cuts and parking  
2 already. I think this is the last property in  
3 that line that doesn't have rear parking. We're  
4 not behind another driveway, so we wouldn't be  
5 interfering with that. And that's pretty much  
6 the gist of it.

7 It's a large lot that's doing nobody any  
8 good and we're trying to make use of the back for  
9 everybody's benefit.

10 CHAIRMAN FOOTE: Okay.

11 MR. SHAHADE: Should I stay here?

12 CHAIRMAN FOOTE: Does anyone have any  
13 questions?

14 MEMBER HAMMES: I just -- it's just -- I  
15 mean, the materials that you've put in are  
16 helpful, but it's still not clear to me. Are you  
17 talking -- the 24 feet, how is it going to run on  
18 this?

19 MR. SHAHADE: It's the width.

20 MEMBER HAMMES: So it's the whole thing.

21 MR. SHAHADE: Yeah, it --

22 MEMBER HAMMES: So you're talking about  
23 running the whole width, just like you did the  
24 other property.

25 CHAIRMAN FOOTE: I think it shows up.

1 MR. SHAHADE: It's right here in this plan.

2 MEMBER HAMMES: Oh, in the drawing. Sorry.

3 MR. SHAHADE: That's all right, I'm happy  
4 to help. It's the entire width.

5 MS. MAHONEY: I can't hear you. Can you  
6 just speak up a little?

7 MR. SHAHADE: Oh --

8 MS. MAHONEY: You can stay there if you  
9 want, just speak up.

10 MR. SHAHADE: It's the entire width of  
11 what's available.

12 MEMBER HAMMES: Okay, I see. I got it, I  
13 got it, I got it.

14 MR. SHAHADE: Someone had already --  
15 there's a telephone pole there, so we're not  
16 interested in interfering with that.

17 MEMBER HAMMES: Right. Okay, I got it.

18 MR. SHAHADE: Okay.

19 MEMBER HAMMES: And then it's your idea  
20 that the fence stays here? Or no, you're moving  
21 the fence; okay, got it. Okay, got it.

22 MR. SHAHADE: Yeah, we'll move the fence --

23 , MEMBER HAMMES: Okay, I got it.

24 MR. SHAHADE: -- 25 feet into the property.

25 MEMBER HAMMES: Okay, got it.

1 MR. SHAHADE: Twenty-five feet from the  
2 curb.

3 MEMBER HAMMES: Yep.

4 MR. SHAHADE: The inside of the curb, not  
5 the outside.

6 MEMBER HAMMES: Got it. Got it.

7 CHAIRMAN FOOTE: I have one question. I  
8 did go by there earlier today, I just wanted to  
9 confirm. There is -- I took a photograph, there  
10 is a -- isn't that a driveway that's directly  
11 across?

12 MR. SHAHADE: No, it goes beyond our  
13 property.

14 CHAIRMAN FOOTE: It's not lined up with the  
15 property?

16 MR. SHAHADE: No, it isn't.

17 CHAIRMAN FOOTE: Okay, I'll double check  
18 that.

19 MR. SHAHADE: No, it goes past the far,  
20 western portion.

21 MS. WINGATE: I did indicate that on the  
22 plan as well. Oh, no, I indicated them on one of  
23 the photographs, the --

24 MEMBER HAMMES: That is the first sheet,  
25 right?

1 CHAIRMAN FOOTE: This is Eileen Wingate.

2 MS. WINGATE: Eileen Wingate --

3 MS. MAHONEY: Yes, I know. Thank you.

4 MS. WINGATE: Sorry. She's got it.

5 MR. SHAHADE: You'll see it on there.

6 MEMBER HAMMES: This is the one. I think  
7 it's this one, right?

8 MR. SHAHADE: That's the one.

9 MS. WINGATE: Yes. You can see -- do you  
10 see where I highlighted?

11 MEMBER HAMMES: Yeah, yeah, with the  
12 others.

13 MR. SHAHADE: It completely misses us.

14 MS. WINGATE: And so there's two  
15 residential driveways and it works out.

16 CHAIRMAN FOOTE: But they're not opposite  
17 the entire new curb cut?

18 MS. WINGATE: No, no.

19 MR. SHAHADE: No. They kind of miss,  
20 actually.

21 MS. WINGATE: Really, it sets itself up  
22 nicely.

23 MEMBER HAMMES: They're more attached than  
24 the other curb cut.

25 MEMBER KYRK: (Indiscernible) from the

1 existing curb, too.

2 MR. SHAHADE: Yes, exactly.

3 MS. WINGATE: There is also -- I'm going to  
4 point out a tiny little curb cut, but it's  
5 a dumpster curb cut. So --

6 CHAIRMAN FOOTE: In your property.

7 MS. WINGATE: No, on this house, it has two  
8 curb cuts.

9 CHAIRMAN FOOTE: Oh, okay.

10 MS. WINGATE: There's like a little  
11 three-foot curb cut, but it's only for  
12 pedestrians.

13 MR. SHAHADE: And we have a curb cut also,  
14 but it was for a sidewalk.

15 MEMBER DOUGHERTY-JOHNSON: For the  
16 dumpster.

17 MS. WINGATE: Again, that's how we like to  
18 service the dumpsters.

19 MEMBER DOUGHERTY-JOHNSON: Are you still  
20 going to have a dumpster?

21 MR. SHAHADE: No, we removed the dumpster  
22 and went to trash cans. The dumpster was on --

23 MEMBER DOUGHERTY-JOHNSON: So there'll be  
24 room for cars and the trash cans.

25 MR. SHAHADE: Oh, yes, yes, yes. The lot's

1 40 feet, I think, right? It's 40 feet, so.

2 CHAIRMAN FOOTE: How many residential units  
3 are there?

4 MR. SHAHADE: Just one.

5 CHAIRMAN FOOTE: Just one?

6 MR. SHAHADE: Yes.

7 CHAIRMAN FOOTE: Okay. So, and the parking  
8 there'll be a total of three parking spaces?

9 MR. SHAHADE: That's what we plan on, yes.

10 CHAIRMAN FOOTE: Okay.

11 MR. SHAHADE: Up to three.

12 CHAIRMAN FOOTE: And the idea is they would  
13 just pull in and then they'd have to back out  
14 onto Adam Street, right?

15 MR. SHAHADE: Yes.

16 CHAIRMAN FOOTE: Okay.

17 MR. SHAHADE: Much like everybody else  
18 that's there.

19 CHAIRMAN FOOTE: Okay (laughter).

20 MR. SHAHADE: You know, on that side. Not  
21 the municipal lots, of course.

22 CHAIRMAN FOOTE: Right.

23 MR. SHAHADE: But everybody on that side  
24 has to back out.

25 CHAIRMAN FOOTE: Right.

1 MR. SHAHADE: It really just mimics what  
2 exists.

3 CHAIRMAN FOOTE: Right.

4 MR. SHAHADE: And it sort of -- it improves  
5 the --

6 MS. WINGATE: There's a little bit of  
7 history, if you want more of the history.

8 MS. MAHONEY: Can you go to the microphone,  
9 please?

10 MS. WINGATE: The whole Adam Street project  
11 was in the early 2000s and it was all -- much of  
12 it was paid for by the State, so that's how  
13 everybody got those spots back in the day. For  
14 example, the antique store used to have a curb  
15 cut coming through and the State took that away.  
16 But this particular property owner at that point  
17 in time --

18 CHAIRMAN FOOTE: You mean coming through to  
19 Front Street? What do you mean coming through?

20 MS. WINGATE: Yeah. They used to be able  
21 to come between the antique shop and the  
22 restaurant.

23 CHAIRMAN FOOTE: Oh, wow.

24 MS. WINGATE: And they took that away, he  
25 was pretty livid. But at any rate, so the State

1 did the whole Adam Street makeover, but this  
2 particular property opted out of that a long time  
3 ago.

4 CHAIRMAN FOOTE: Okay.

5 MS. WINGATE: So --

6 CHAIRMAN FOOTE: Got it.

7 MEMBER HAMMES: So I guess my only -- my  
8 only comment would be I agree with you that it's  
9 in line with what else is back there, but what's  
10 back there is generally much more open. Whereas  
11 on your property you've got the bushes and the  
12 trees on one side and the garage on the other.  
13 So there's a visibility point that backing out is  
14 going to be a little bit more difficult than in  
15 some of those other spots, right?

16 MS. WINGATE: No garage.

17 MR. SHAHADE: There is no garage.

18 MEMBER HAMMES: Well, or building, whatever  
19 it is.

20 MS. WINGATE: There's no garage.

21 CHAIRMAN FOOTE: This is --

22 MEMBER HAMMES: My only point is that on  
23 both sides of your property there is much more  
24 things that are going to interfere with seeing  
25 cars coming up and down Adam Street than there

1 are in the other areas where there is parking.

2 MS. WINGATE: Good point. Only on one  
3 side, really, because there's a building.

4 MR. SHAHADE: There's a building there.  
5 But we feel that's a valid, you know, comment,  
6 but people carefully back out, you know, so it's  
7 something that --

8 MEMBER DOUGHERTY-JOHNSON: Sometimes.  
9 Sometimes.

10 MEMBER HAMMES: It's the most dangerous  
11 street in Greenport, so (Laughter).

12 MEMBER DOUGHERTY-JOHNSON: I mean, my only  
13 concern is -- I mean, I get that there's a lot of  
14 curb cuts on that street, but adding to it --  
15 like it's just -- it's not very pedestrian  
16 friendly as it is, so -- like it's kind of like a  
17 big parking lot where cars and trucks unload and  
18 like --

19 CHAIRMAN FOOTE: It's a lot of commercial  
20 traffic.

21 MEMBER DOUGHERTY-JOHNSON: Yeah. And I get  
22 that like there are -- that that already exists,  
23 but adding to it more just makes it even less  
24 pedestrian friendly.

25 MEMBER HAMMES: Well, they're in the

1 process of changing the loading zone and I don't  
2 know how this -- I haven't followed up with  
3 what's going on Adam Street,

4 MS. WINGATE: From what I read they were  
5 looking at the building next door.

6 MR. SHAHADE: And to first.

7 MS. WINGATE: All the way to the corner.

8 MR. SHAHADE: Yeah, I don't think they  
9 could really put a loading zone in front of an  
10 existing curb cut.

11 MEMBER HAMMES: No, I didn't think that  
12 they'd be putting it in front of you, I'm just  
13 talking about generally.

14 CHAIRMAN FOOTE: You mean between you and  
15 First Street is where --

16 MEMBER HAMMES: And to your point, it's  
17 never going to be pedestrian friendly back there.

18 CHAIRMAN FOOTE: Across from IGA?

19 MS. WINGATE: Exactly. The point was to  
20 free up the IGA.

21 MEMBER DOUGHERTY-JOHNSON: (Speaking to  
22 Member Hammes) Great. It just makes it even  
23 less, is what I'm saying.

24 MEMBER HAMMES: But once they put the  
25 loading zones back there --

1 MS. MAHONEY: One person at a time. I  
2 can't --

3 CHAIRMAN FOOTE: Time out, everybody.  
4 She can't do that.

5 MS. MAHONEY: There's two conversations  
6 going on.

7 CHAIRMAN FOOTE: I'm sorry. Would you like  
8 to say anything?

9 MEMBER HAMMES: No, I was just -- I don't  
10 disagree with Lily, but I think the whole thing  
11 is not pedestrian friendly. And once the loading  
12 zones are put in back there, it's kind of a  
13 pedestrian friendly park, it's kind of moot at  
14 that point.

15 CHAIRMAN FOOTE: Right.

16 MEMBER HAMMES: My biggest concern would be  
17 the safety of backing out of that spot.

18 MR. SHAHADE: You know, to your point,  
19 there is a side fence, but it does not extend all  
20 the way. So if you're backing up and you look  
21 westerly, you know, there's a clear view because  
22 you don't really hit the -- you don't hit the  
23 sidewalk and then the street until you're pretty  
24 far back.

25 MEMBER KYRK: Is that your fence on the

1 side of the property there?

2 MR. SHAHADE: I believe it came with the  
3 property. It was built in --

4 MEMBER KYRK: (Inaudible)

5 MS. MAHONEY: I can't hear you.

6 CHAIRMAN FOOTE: Hold on. Everybody --

7 (\*Ms. Wingate's Phone Rang\*)

8 Eileen, you've got to turn that off.

9 MS. WINGATE: I do. I really do.

10 MR. SHAHADE: I'm sorry, I didn't hear your  
11 question.

12 MS. MAHONEY: You guys are challenging me  
13 today.

14 MR. SHAHADE: I'm sorry.

15 (\*Laughter\*)

16 CHAIRMAN FOOTE: I feel like we can chat,  
17 you know?

18 MEMBER HAMMES: Keep you on your toes.

19 MEMBER KYRK: I haven't made a point yet.  
20 So, you could remedy seeing the direction that  
21 traffic should be coming by eliminating one  
22 section of that fence.

23 MR. SHAHADE: We could if required, sure.

24 MEMBER KYRK: Yeah, I don't know that it's  
25 your fence or not --

1 MR. SHAHADE: Yes, it's mine.

2 MEMBER KYRK: But if you're worried about  
3 visibility --

4 CHAIRMAN FOOTE: Yeah. If it's on your  
5 property you should have the right to do that, I  
6 would think. That's a good idea, actually, if it  
7 can help create more --

8 MEMBER KYRK: And, you know, you don't need  
9 to totally deconstruct, you take one section out  
10 and you'll be able to see that way.

11 MR. SHAHADE: We could do that for sure. I  
12 mean, that's clearly not an issue for us.

13 CHAIRMAN FOOTE: Right.

14 MR. SHAHADE: All we do is unscrew  
15 the panel.

16 MEMBER HAMMES: This is actually helpful,  
17 though, at least on this side. I'm less worried  
18 about this side, so that -- as long as there's  
19 one side that's pretty easy to see. I was  
20 concerned that both sides were blocked.

21 CHAIRMAN FOOTE: This is the --

22 MEMBER HAMMES: Yeah, that saves us from  
23 curb cut.

24 MEMBER DOUGHERTY-JOHNSON: Well, that's an  
25 older picture. Like this fence, this fence looks

1 like it's extended.

2 MEMBER HAMMES: No, but that whole fence is  
3 coming down, they're going to move it. Keep in  
4 mind --

5 CHAIRMAN FOOTE: That's not in there.

6 MEMBER HAMMES: But I'm saying even this  
7 fence is going to get moved.

8 MEMBER DOUGHERTY-JOHNSON: Well, I think it  
9 already has been, hasn't it?

10 MR. SHAHADE: We already moved the fence.

11 MEMBER DOUGHERTY-JOHNSON: So this is not a  
12 current picture, what we're looking at right now.

13 MR. SHAHADE: So you're talking about the  
14 side fence, that's on the western side. And Mr.  
15 Foote asked if we could remove a section, which  
16 is clearly not an issue, you just unscrew it, you  
17 know, and leave the post.

18 MEMBER HAMMES: Okay, I see. I understand.

19 MEMBER KYRK: And the people that are  
20 driving down the right side of the street should  
21 be fine.

22 CHAIRMAN FOOTE: Right.

23 MR. SHAHADE: Should I sit down?

24 CHAIRMAN FOOTE: Yes.

25 So, just to state a positive; you're

1 creating three new parking spaces. Greenport  
2 needs parking, so I commend you for that.

3 MR. SHAHADE: And we're not eliminating  
4 any. You know, we're trying to put a curb cut  
5 where there are spaces, so it's already a non-  
6 parking zone anyway.

7 CHAIRMAN FOOTE: So at this time, if we  
8 have no other questions or comments, I'd propose  
9 that we schedule this for a public hearing.

10 MEMBER HAMMES: Does it need a public  
11 hearing?

12 CHAIRMAN FOOTE: Rob said it does.

13 MEMBER HAMMES: Okay.

14 CHAIRMAN FOOTE: So, do I have second?

15 MEMBER HAMMES: Second.

16 CHAIRMAN FOOTE: Sorry; the public hearing  
17 would be scheduled for next month, the meeting in  
18 September. Yes?

19 MS. WINGATE: The only reason -- it's  
20 really a road opening permit and the Code book  
21 says that road opening permits are viewed by the  
22 Planning Board. It doesn't say it's a site plan.  
23 Just so that you know, it's -- you did not do a  
24 road opening permit for Justin Bail's road when  
25 we asked for a road opening permit there.

1 So road opening permits and site plan reviews are  
2 kind of different things, but the only way to get  
3 before the Board is to fill out a site plan  
4 review so they accept the package.

5 MEMBER HAMMES: You're talking about the  
6 curb cut over on -- for the house over on First  
7 Street, right?

8 MS. WINGATE: Right.

9 CHAIRMAN FOOTE: We did a curb cut  
10 application back on Carpenter Street; we did have  
11 to do a public hearing at the time.

12 MS. WINGATE: Okay.

13 CHAIRMAN FOOTE: It'd be difficult for me  
14 to defend --

15 MS. WINGATE: Okay. I just --

16 CHAIRMAN FOOTE: -- make an exception here.  
17 Plus, this is -- there's a possibility there  
18 could be public interest in this.

19 MS. WINGATE: Okay.

20 CHAIRMAN FOOTE: Just given it's really  
21 wide. So, for that reason, I'm going to have to  
22 require a public hearing.

23 MS. WINGATE: Okay.

24 CHAIRMAN FOOTE: Unless you guys want to  
25 debate it.

1           MEMBER HAMMES: No. I mean, I -- if we  
2 need to have a public hearing we need to have a  
3 public hearing.

4           CHAIRMAN FOOTE: Yeah.

5           MEMBER HAMMES: I don't -- I mean --

6           CHAIRMAN FOOTE: Fair enough.

7           MS. WINGATE: I was just putting pieces  
8 together while I was filling out applications.

9           CHAIRMAN FOOTE: Got it.

10          Okay. So, again, I would propose a public  
11 hearing for our September meeting. Can I have a  
12 second on that?

13          MEMBER HAMMES: Second.

14          CHAIRMAN FOOTE: All in favor?

15                   (\*Aye Said in Unison\*)

16          So scheduled

17          MS. WINGATE: So it's the 30th?

18          MEMBER HAMMES: Uh-huh, the 30th, yeah.

19          MS. WINGATE: Okay.

20          CHAIRMAN FOOTE: Very good. Thank you

21          MS. WINGATE: We're going to have to post  
22 the mailings?

23          CHAIRMAN FOOTE: Item No. 4 is a motion to  
24 adjourn. May I have a second?

25          MEMBER HAMMES: Second.

1 CHAIRMAN FOOTE: All in favor?

2 (\*Aye Said in Unison\*)

3 Meeting adjourned.

4 (\*The meeting was adjourned at 4:18 p.m.\*)

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

2

3 STATE OF NEW YORK )

4 ) SS:

5 COUNTY OF SUFFOLK )

6

7 I, ALISON MAHONEY, a Court Reporter and  
8 Notary Public for and within the State of New  
9 York, do hereby certify:

10 THAT, the above and foregoing contains a  
11 true and correct transcription of the proceedings  
12 taken on August 26, 2021, at Station One  
13 Firehouse, Third & South Streets, Greenport,  
14 NY, 11944.

15 I further certify that I am not related to  
16 any of the parties to this action by blood or  
17 marriage, and that I am in no way interested in  
18 the outcome of this matter.

19 IN WITNESS WHEREOF, I have hereunto set my  
20 hand this 1st day of September, 2021.

21

22

23

\_\_\_\_\_  
Alison Mahoney

24

25

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