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

June 28, 2018
4:05 p.m.

BEFORE:
MARY GIVEN - CHAIRWOMAN
BRADLEY BURNS - MEMBER
NOAH THOMAS - MEMBER
WALTER FOOTE - MEMBER (absent)
JOHN COTUNGO - MEMBER (absent)
ROBERT CONNOLLY - VILLAGE ATTORNEY
KRISTINA LINGG - BUILDING CLERK
PAUL PALLAS - VILLAGE ADMINISTRATOR
REGULAR SESSION - 6-28-2018

CHAIRWOMAN GIVEN: We're going to open the June 28, 2018 Planning Board Work Session at 4:05.

Item number 1, motion to accept the minutes of the May 31, 2018 and June 7, 2018 Planning Board meetings.

Do I have a second?

MR. THOMAS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. BURNS: Aye.

MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Item Number 2, motion to approve the minutes of the April 26, 2018 and May 3, 2018 Planning Board meetings.

Do I have a second?

MR. BURNS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. BURNS: Aye.

MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carries.

Item Number 3, motion to schedule
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the Planning Board Work Session meeting
for 4:00 p.m. on July 26, 2018.
Do I have a second?
MR. THOMAS: Second.
CHAIRWOMAN GIVEN: All those in
favor?
MR. BURNS: Aye.
MR. THOMAS: Aye.
CHAIRWOMAN GIVEN: Motion carries.
Item Number 4, motion the schedule
the Planning Board Regular Session
meeting for 4:00 p.m. on August 2,
2018.
Do I have the second?
MR. BURNS: Second.
CHAIRWOMAN GIVEN: All those in
favor?
MR. BURNS: Aye.
MR. THOMAS: Aye.
CHAIRWOMAN GIVEN: Motion carries.
Item Number 5, 411 First Street.
Discussion on the site plan review
of Kirk Services, LLC., represented by
David Murray.
Flynn Stenography & Transcription Service
(631) 727-1107
The application is for the approval of a conversion from a residential use to a permitted commercial use for the property located at 411 First Street.

The property is located in the Commercial Retail District.

It's designated Suffolk County Tax Map number 1001-4.-6-35.

I make a motion that this be tabled until our next meeting on July 5 when we have a full board for the discussion.

Do I have the second?

MR. BURNS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. BURNS: Aye.

MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carries.

Item Number 6, 449 Main Street Discussion on the site plan review of North Fork Health and Wellness Boutique, represented by Patricia.
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The application is for the approval of an additional use of a treatment room to the current retail use, for the property located at 449 Main Street.

The property is located in the Commercial Retail District. The property is also located in the Historic District.

Designated Suffolk County Tax Map Number 1001-4-7-18.

Do any members have any points that we haven't discussed on this application, or do we want to move forward on the vote?

MR. THOMAS: I'm good.

CHAIRWOMAN GIVEN: It's a minor change.

Do I have a motion the approve this? Ben?

MR. BURNS: So moved.

CHAIRWOMAN GIVEN: Do I have a second?
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MR. THOMAS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. BURNS: Aye.

MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carries.

Item Number 7, 409 Main Street.

Discussion on the site plan review of J&J Impact Hospitality LLC., represented by Brooke Epperson.

The application is for the approval of a conversion from a vacant commercial space to a restaurant for the property located at 409 Main Street.

The property is located in the Commercial Retail District. The property is also located in the Historic District.

It's designated Suffolk County Tax Map number 1001-4-7-12.

Any points?

MR. PALLAS: Just one item, two items rather. I apologize, I wasn't in
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attendance at the last meeting when this issue came up.

There are two issue that I found when I reviewed the minutes, and one was the handicap accessibility to the building itself.

There was some representation made that it was approved by Village staff. It was not approved or denied.

We have no drawings that show how the ramp would be installed, how it would be, where it would fall in terms of property line, whether it would encroach on Village property or not; so we need to have those drawings so we can say that it fits the building or does not fit the building, fits the code or does not fit the code. We did receive the specifications of the ramp but not incorporating it into the drawing itself.

The other point that was brought up quite extensively was the handling of the trash. I believe the applicant
stated at the meeting that the garbage
cans would be brought in and out. The
question was raised as to whether the
Health Department approved it, they
stated it was. It's merely a
recommendation, approvals aren't given
until they see something in writing
from the applicant from the Health
Department. That's a suggestion as
opposed to, you know.

Those are the two issues I have
right now.

CHAIRWOMAN GIVEN: I have a note
here about a new SEAF to be submitted
under that. Short Environmental
Assessment Form.

MR. PALLAS: I didn't notice that
in the minutes but --

CHAIRWOMAN GIVEN: Yeah, it was.
I believe --

MR. PALLAS: I can certainly ask
them to resubmit that.

CHAIRWOMAN GIVEN: I do have that.

MR. PALLAS: Sure. I'll take care
of that.

MR. CONNOLLY: You can accept material into the record at the next meeting. You may have the ask the Board to reopen the public hearing to accept materials, but you can only do that by unanimous vote of the Board.

CHAIRWOMAN GIVEN: So I'm going to make a motion to table this item until our next meeting on July 5.

Do I have a second?

MR. BURNS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. BURNS: Aye.

MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carries.

Item Number 8, motion the adjourn at 4:11.

Do I have a second?

MR. THOMAS: Second.

CHAIRWOMAN GIVEN: All those in favor?

MR. BURNS: Aye.
MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Motion carried.

(Time noted: 4:11 p.m.)
CERTIFICATE

STATE OF NEW YORK )
COUNTY OF SUFFOLK ) ss:

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 June 28, 2018.

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 28th day of June, 2018.

____________________

STEPHANIE O'KEEFFE
here [1] 8/15
hereby [1] 11/8
hereunto [1] 11/15
Hospitality [1] 6/10
how [2] 7/11 7/12
I’ll [1] 8/25
Impact [1] 6/10
incorporating [1] 7/21
installed [1] 6/12
interested [1] 11/13
issue [2] 7/3 7/4
issues [1] 8/12
it [10] 7/9 7/10 7/12 7/13 7/14 7/17 7/21 8/5 8/6 8/20
items [1] 6/25
itself [2] 7/7 7/22
J
JOHN [1] 1/16
July 26 [1] 3/3
June [5] 1/8 2/3 2/7 11/10 11/16
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V
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W
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Yeah [1] 8/20
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