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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION

-----x

Third Street Firehouse  
Greenport, New York

January 26, 2017  
5:07 p.m.

B E F O R E :

DEVIN McMAHON - CHAIRMAN

BRADLEY BURNS - MEMBER

NOAH THOMAS - MEMBER

LUCY CLARK -- MEMBER

JOHN COTUNGO -- MEMBER

PAUL PALLAS - VILLAGE ADMINISTRATOR

JOSEPH PROKOP - VILLAGE ATTORNEY

GLYNIS BERRY - PLANNING BOARD CONSULTANT

EILEEN WINGATE - VILLAGE BUILDING INSPECTOR

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1  
2 CHAIRMAN McMAHON: All right,  
3 we're going to begin the meeting; I  
4 apologize for the delay.

5 This is the Village of Greenport  
6 Planning Work Session January 26.

7 Item Number 1. Corner of Front  
8 and Third Streets.

9 Motion to accept the site plan  
10 review application, notice and schedule  
11 a public hearing for Dan Pennessi. Dan  
12 Pennessi represents owner Mayland  
13 Shannon LLC.

14 It is before the Board to discuss  
15 proposed uses and development of the  
16 site located at the corner of Front and  
17 Third Streets.

18 The Zoning Board of Appeals has  
19 granted the six variances requested to  
20 develop the proposed site.

21 The property is located in the WC  
22 Waterfront Commercial District, and the  
23 uses are listed as conditional uses.

24 Suffolk County Tax map number  
25 1001-5-4-5.

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1  
2 All right, so we have previously  
3 discussed this application. It was  
4 initially denied because there were a  
5 number of variances that were required.

6 The applicant went before the ZBA  
7 and was granted, I believe, all of the  
8 variances that they requested.

9 We will be scheduling a public  
10 hearing. We need a 30-day notice; is  
11 that correct?

12 MS. WINGATE: Ten-day notice.

13 CHAIRMAN McMAHON: Just ten-day  
14 notice.

15 So it would have to be our next --

16 MS. WINGATE: End of February.

17 CHAIRMAN McMAHON: End of  
18 February, so that could be our work  
19 session. That would probably be most  
20 beneficial if we did it then, so we'll  
21 schedule it for our next work session.

22 Does anyone know what the date is  
23 on that?

24 MS. WINGATE: I think it's the  
25 27th.

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1 MS. CLARK: 27th?

2 MS. WINGATE: Oh, Planning Board,  
3 23rd.  
4

5 CHAIRMAN McMAHON: Okay.  
6 Thursday, February 23.

7 I'm going to make a motion to  
8 schedule the public hearing for that  
9 time at the work session of our regular  
10 meeting at 5:00 p.m. on Thursday,  
11 February 23, 2017.

12 Do I have a second for that  
13 motion?

14 MS. CLARK: Second.

15 CHAIRMAN McMAHON: All in favor?

16 MR. BURNS: Aye.

17 MS. CLARK: Aye.

18 MR. COTUNGO: Aye.

19 MR. THOMAS: Aye.

20 CHAIRMAN McMAHON: Motion carries.

21 Anyone that would like to make  
22 comments, they're free to; although, I  
23 would just add the recommendation if  
24 you want to have your comments heard  
25 regarding that application, the most  
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1  
2 appropriate time would be at the public  
3 hearing next work session which is  
4 roughly a month from today. At that  
5 time we'll accept any public comments,  
6 as well as offer our own input and hear  
7 from the applicant as well. If anyone  
8 would like to say something now, you're  
9 free to.

10 MR. PEDRAZZI: I'd like to say  
11 something; I came all the way from New  
12 York.

13 I'm Tom Pedrazzi, the architect  
14 for the project. So I just wanted to  
15 open up to any questions, any concerns,  
16 anything that we should be looking at  
17 that you believe might be of help for  
18 us.

19 CHAIRMAN McMAHON: Okay.

20 In prior meetings, there has been,  
21 again I think -- in prior meetings, I  
22 think one of the largest issues that  
23 we've addressed was parking concerns  
24 and intensity of use for the space.

25 I can't really expound on that,  
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1  
2 you know, I wasn't really planning on  
3 speaking at length about it because I  
4 think the public hearing is when we  
5 were planning on, you know, getting  
6 into the details that we have and  
7 discuss it at length.

8 I would suggest possibly looking  
9 back at the meeting minutes from prior  
10 meetings where we have, each of the  
11 Board members here have expressed some  
12 parking concerns. We did get public  
13 comments that echoed some of those  
14 concerns and raised different issues.  
15 I can't really recap them succinctly  
16 for you now.

17 MR. PEDRAZZI: Do you have a copy  
18 of the traffic report that --

19 CHAIRMAN McMAHON: I don't  
20 personally, but we can certainly get  
21 you one, absolutely.

22 MR. PEDRAZZI: I wouldn't need it.  
23 I was just wondering if the Board had  
24 that.

25 CHAIRMAN McMAHON: Yeah, we did --  
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1 I don't have a copy with me, we did  
2 receive a copy of the traffic report.

3 I believe we've --

4 MS. WINGATE: Do you want them  
5 redistributed?  
6

7 CHAIRMAN McMAHON: That would be  
8 great if that's something you would  
9 like to discuss specifically.

10 MR. PEDRAZZI: Because I know  
11 that's sort of a concern with the  
12 public too, you know, during the season  
13 that all the events on that corner,  
14 traffic, getting on and off the  
15 ferries; and certainly we have  
16 addressed that. We believe firmly that  
17 we have addressed that in our design by  
18 certainly softening that corner.

19 Of course, there is a property  
20 line that sort of is askew that chops  
21 off the corner, so, and sort of, you  
22 know, setting back and putting the  
23 building where it is and leaving the  
24 parking in the back.

25 And also, you know, most  
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1  
2 importantly, this is really a strong  
3 attempt to create, you know, a gateway  
4 to the Village and sort of to give a  
5 little life to that corner. Not to say  
6 that it's gonna to be vibrant because  
7 it's basically 49 people at restaurants  
8 and, you know, the people that are  
9 gonna be staying at the hotel; so  
10 hopefully it's gonna be relatively  
11 low-key, you know. It's not gonna be a  
12 disco; it's not gonna be a nightclub;  
13 it's gonna be family, a family-oriented  
14 establishment, so lots of families, and  
15 that's our goal.

16 CHAIRMAN McMAHON: Okay.

17 MR. PEDRAZZI: But to bring life  
18 to that corner, I think, is the  
19 opportunity that we're really proud of.

20 CHAIRMAN McMAHON: I think  
21 everyone here, you know, wants to see  
22 something happen at the corner and  
23 everyone recognizes the need for  
24 development there.

25 We do have the obligation to make  
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1  
2 sure that it doesn't create an  
3 imposition to the balance, you know,  
4 trying to balance all of the competing  
5 interest there, but actually we  
6 appreciate the desire to --

7 MR. PEDRAZZI: Certainly. I want  
8 you to realize that, you know, we're at  
9 a process now where, we're working with  
10 the Board, so we want to be, you know,  
11 open to suggestions and flexible.  
12 There are certain perimeter that make  
13 this feasible for my client; but  
14 certainly, you know, there is, I think  
15 there is a lot of, a lot of play, a lot  
16 things that, you know, we can sort of  
17 do that might help resolved some of  
18 your concerns.

19 CHAIRMAN McMAHON: I appreciate  
20 that.

21 I would say that our prime  
22 responsibility is to represent the  
23 interest of the people in the Village,  
24 so I say, you know, the best time to  
25 have a conversation and to answer those  
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1 questions is going to be at the public  
2 meeting where we have the public  
3 comments, and it allows the people of  
4 the Village to have their voice heard  
5 and to directly address their concerns.  
6

7 I know it's not easy getting out  
8 here from the City, and it's --

9 MR. PEDRAZZI: Well, it's a lot  
10 easier at this time of the year.

11 CHAIRMAN McMAHON: It's a burden  
12 and it's time for you, and I appreciate  
13 that; and I don't want, you know, I  
14 apologize if you were expecting to have  
15 a more thorough conversation this  
16 evening.

17 MR. PEDRAZZI: Not more thorough,  
18 just to be able -- I was at this Board  
19 originally, so I see a lot of new  
20 faces. I just wanted to reintroduce  
21 myself and sort of get a gathering of,  
22 you know, if anybody really had any  
23 nuance that I can, sort of, take with  
24 me; but, you know, just a feeling.

25 I'm, you know, one that doesn't  
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1 want to present something to, you know,  
2 to the community that the community,  
3 you know, has objections to; but in  
4 most of the variance board hearings,  
5 most people were -- except for a few  
6 that I see in the crowd -- were very  
7 positive; and they agreed that this  
8 site needs, you know, an edifice  
9 that's, you know, not a merry-go-round,  
10 it needs something that's, you know,  
11 strong and, you know, a gateway.

12  
13 CHAIRMAN McMAHON: I appreciate  
14 you taking the time, and I encourage  
15 you to be here for the public meeting  
16 because I believe that --

17 MR. PEDRAZZI: I'm sure Dan will  
18 be here, and I'm sure I'll be alongside  
19 him.

20 CHAIRMAN McMAHON: I think that's  
21 going to be the best opportunity to  
22 address people's concerns, and to  
23 respond to them.

24 MR. BURNS: There isn't any  
25 question about the density of that  
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1  
2 corner and that area, the ferry, train  
3 station, two restaurants and a building  
4 across from you and this on a corner  
5 that is already in trouble; so how  
6 we're going to work that out is --

7 MR. PEDRAZZI: Well, that's why  
8 I'm here. I want you to know that I'm  
9 ready to work with you and to work that  
10 out.

11 You know, it's a project; it has a  
12 lot of different levels that it has to  
13 go through to become a reality. To put  
14 something on that corner we realized  
15 was not gonna be, you know, it was  
16 gonna have its challenges. We feel, I  
17 feel, my client feels and we hope you  
18 feel that this is the best for the  
19 people of Greenport and the community  
20 because really we're building a  
21 community on that corner.

22 And I would think a merry-go-round  
23 would be much more dangerous, that's my  
24 opinion.

25 MR. BURNS: We had one there,  
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1  
2 wasn't the merry-go-round there?

3 MR. PEDRAZZI: With all the kids  
4 running in the traffic.

5 Anyway, I appreciate your time.

6 Thank you.

7 CHAIRMAN McMAHON: Thank you.

8 Does anyone have any comments on  
9 that before we move to the next item?

10 MR. PALLAS: Chairman, just a  
11 note. I know there are previous  
12 comments from our planning consultant  
13 on this project, but given the time  
14 that has lapsed and the updated site  
15 plan as a result of the Zoning Board,  
16 the planning consultant will be  
17 producing refreshed, updated and  
18 modified as necessary comments to you  
19 all within the next two weeks.

20 CHAIRMAN McMAHON: Great. I  
21 appreciate that, that will be very  
22 helpful.

23 Anyone else?

24 (No response.)

25 I'm going to make a motion that we  
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1  
2 move on to the next item on the agenda.

3 Do I have a second for that?

4 MS. CLARK: Second.

5 CHAIRMAN McMAHON: All in favor?

6 MR. BURNS: Aye.

7 MR. COTUNGO: Aye.

8 MR. THOMAS: Aye.

9 MS. CLARK: Aye.

10 CHAIRMAN McMAHON: Motion carries.

11 Item Number 2 625 1st Street.

12 Continued pre-submission

13 conference for Jim Olinkiewicz as  
14 prospective purchaser of the property  
15 located at 625 First Street from the former  
16 Methodist Church.

17 The application proposes to  
18 sub-divide the property into three  
19 conforming residential lots, convert the  
20 Church Sanctuary into a single-family  
21 residence, create a conforming lot on First  
22 Street, and rehabilitate the parsonage.

23 The property is located in the R-2  
24 One- and Two-Family Zone and the Historic  
25 District.

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The proposed uses are permitted.

Suffolk County Tax Map number

1001-2-6-49.1.

Is there anyone here on behalf of  
the applicant?

MS. RAE: I'm here, yes, Kimberlea  
Rae.

CHAIRMAN McMAHON: Hi.

MS. RAE: Westervelt & Rae,  
Shelter Island for Mr. Olinkiewicz.

I'm filling in for him tonight.  
He's been appearing and has appeared on  
a number of prior occasions. I think  
he was here December 29 because he  
wanted to ask the Board to set this for  
a public hearing; I think there wasn't  
a quorum.

So I'm going to ask that tonight,  
ask the Board to complete its review  
that has been streamlined considerably  
because the application has gone from  
four lots to three. The flag lot that  
was under discussion at the last  
meeting of the Planning Board has been  
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1  
2 eliminated at this point, and we now  
3 have three conforming lots. Lot one  
4 with the parsonage; lot two as a  
5 building lot, an empty building lot;  
6 and lot three, the church property.

7 The church property is the  
8 18,716-square foot lot upon which is  
9 where the church sits.

10 Mr. Olinkiewicz has appeared  
11 before the Historic Preservation  
12 Commission, I believe at its meeting on  
13 January 9 and discussed with them his  
14 application to demolish the back part  
15 of the building and to renovate the  
16 church, it will be used, of course, for  
17 residential purposes. It's my  
18 understanding that they're going to  
19 meet again shortly, and it would appear  
20 that they're going to vote to approve  
21 that and send it to you. You'll need  
22 that referral.

23 Pending that recommendation from  
24 them, I'd like to ask this Board to set  
25 this application down for a public  
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1  
2 hearing.

3           There are no variances required  
4 here. All of the lots are conforming.  
5 Everything complies with the zoning  
6 code. I believe and I think that our  
7 submission is complete.

8           CHAIRMAN McMAHON: My  
9 understanding is that this was a  
10 continuation of the pre-submission  
11 conference.

12           As I said at the initial, when  
13 this was initially brought up, my  
14 only -- personally, I'm only speaking  
15 for myself not the Board as a whole, my  
16 only concern at the time was the flag  
17 lot and emergency access to it. Having  
18 that been eliminated, I don't  
19 personally have any issues with  
20 subdivision of the property. I think  
21 it's the highest and best use of the  
22 property.

23           I don't know -- I was unprepared  
24 to formally accept the application this  
25 evening because it was not something

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1 that was on the plan, it was a  
2 continuation of the pre-submission  
3 conference.  
4

5 Pardon me one second.

6 (Whereupon, Chairman McMahon and  
7 Ms. Clark spoke quietly very briefly.)

8 So my only question would be what  
9 was just brought --

10 MR. BURNS: We didn't accept the  
11 application.

12 CHAIRMAN McMAHON: Same thing was  
13 brought to my attention, whether or not  
14 we can set a public hearing prior to  
15 accepting the application.

16 ATTORNEY PROKOP: You have to  
17 accept it.

18 I just want to bring to the  
19 Board's attention: the actual date of  
20 the application is, because it's an  
21 amended application is January 4, 2017,  
22 and we have a provision that's at least  
23 24 days prior to the next monthly  
24 public meeting.

25 Okay. So that would be 24 days  
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1 before next-week's meeting, right?

2 So that would be okay.

3  
4 CHAIRMAN McMAHON: We wouldn't be  
5 able to accept it this evening, but at  
6 our regular meeting next week, would be  
7 able to accept the application and  
8 schedule a public hearing; is that  
9 correct?

10 MS. CLARK: Without a  
11 site-plan-review application; isn't  
12 that the next step?

13 MR. PALLAS: Yes. This isn't a  
14 site plan, this is a sub-division; it's  
15 a separate part of the code, Section  
16 118, it's subdivision.

17 MS. RAE: Well, I would like to  
18 make a motion that you accept this this  
19 evening, so it can be set for a public  
20 hearing.

21 ATTORNEY PROKOP: The stage that  
22 we're at with this is that there is a  
23 requirement in our code that the sketch  
24 plan be provided, so this is the sketch  
25 plan that we have; it was provided, the  
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1 application came in on January 4, and  
2 it needs to be considered at a public  
3 meeting, so that technically --

4  
5 CHAIRMAN McMAHON: You mean prior  
6 to acceptance?

7 ATTORNEY PROKOP: No.

8 Technically what you would be  
9 doing tonight, if you wanted, was  
10 accept it to be considered at  
11 next-week's meeting.

12 I believe that that's the process.

13 MR. PALLAS: Then the next, after  
14 that discussion, my understanding, Joe,  
15 is after discussion then a preliminary  
16 plat gets submitted.

17 ATTORNEY PROKOP: Right.

18 MR. PALLAS: That would be the  
19 next step subsequent to discussion of  
20 the sketch plan.

21 ATTORNEY PROKOP: Right, and  
22 that's at a public hearing.

23 So next week we're going to -- my  
24 recommendation would be to accept it  
25 tonight to review at next-week's

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1 meeting, right, we'd be reviewing the  
2 sketch plan with any changes that are  
3 requested or recommendations. We could  
4 set a public hearing next week on  
5 what's called the preliminary plat, and  
6 that would be at the later public  
7 hearing.  
8

9 CHAIRMAN McMAHON: I have no issue  
10 what that.

11 Is that amenable to you?

12 MS. RAE: Yes.

13 CHAIRMAN McMAHON: Okay. I have  
14 no issue with that.

15 CHAIRMAN McMAHON: So I will so  
16 motion.

17 Do I have a second?

18 MS. CLARK: Second.

19 CHAIRMAN McMAHON: All in favor?

20 MR. BURNS: Aye.

21 MS. CLARK: Aye.

22 MR. COTUNGO: Aye.

23 MR. THOMAS: Aye.

24 CHAIRMAN McMAHON: Motion carries.

25 MS. RAE: Mr. Chairman, what is

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1 the date of the next meeting?

2 CHAIRMAN McMAHON: Next Thursday.

3 MS. RAE: Next Thursday, so that's  
4 the --

5 CHAIRMAN McMAHON: Next Thursday  
6 at 5:00 p.m. That would be --

7 MS. RAE: February 2.

8 That's the regular meeting then?

9 CHAIRMAN McMAHON: Yes.

10 MS. RAE: Very well.

11 Now, as I understand it also, what  
12 has been submitted is the plan.

13 CHAIRMAN McMAHON: It is what  
14 we'll be considering?

15 MS. RAE: That's right.

16 CHAIRMAN McMAHON: This will be  
17 submitted as your sketch?

18 MS. RAE: Yes, indeed.

19 CHAIRMAN McMAHON: Okay.

20 MS. RAE: Thank you.

21 CHAIRMAN McMAHON: Thank you very  
22 much.

23 ATTORNEY PROKOP: Back up for a  
24 second.

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1  
2 We want to make sure on Item  
3 Number one, we accept it and set a  
4 public hearing.

5 CHAIRMAN McMAHON: Yes.

6 My intention was to accept the  
7 site plan and schedule a public  
8 hearing.

9 I believe now that you mention it,  
10 I may not have made a motion to accept  
11 the site plan.

12 I would like to just, for  
13 clarification, make a motion to accept  
14 the site plan for Item Number one for  
15 review.

16 Do I have a second for that?

17 MS. CLARK: Second.

18 CHAIRMAN McMAHON: All in favor?

19 MR. THOMAS: Aye.

20 MR. COTUNGO: Aye.

21 MR. BURNS: Aye.

22 MS. CLARK: Aye.

23 CHAIRMAN McMAHON: Motion carries.

24 MS. RAE: Excuse me. May I just  
25 ask a question, it is a procedural



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1 question?

2  
3 What is the difference in the  
4 Methodist Church property application  
5 tonight and the prior application for  
6 Mayland Shannon, I mean just  
7 procedurally, I take it that there is a  
8 difference?

9 CHAIRMAN McMAHON: Subdivision  
10 verses site plan review. Subdivision  
11 there is a separate set of provisions  
12 in the code for subdivisions.

13 MS. RAE: Thank you.

14 CHAIRMAN McMAHON: I'm going to  
15 make a motion that we move on to item  
16 number 3.

17 Do I have a second?

18 MS. CLARK: Second.

19 CHAIRMAN McMAHON: All in favor?

20 MS. CLARK: Aye.

21 MR. BURNS: Aye.

22 MR. COTUNGO: Aye.

23 MR. THOMAS: Aye.

24 CHAIRMAN McMAHON: Motion carries.

25 Item Number 3 120-122 Front

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1 Street.

2  
3 Use evaluation for Michelle  
4 Alptekin. The applicant has proposed  
5 combining two vacant retail shops for  
6 use as a restaurant.

7 The Olive Branch Restaurant has  
8 proposed 32 indoor seats and 16 patio  
9 seats and will be located at 120-122  
10 Front Street.

11 The property is located in the CR  
12 Commercial Retail District and is a  
13 permitted use.

14 MS. ALPTEKIN: Hi. I'm Michelle  
15 Alptekin.

16 At our last meeting, it was in  
17 question to add second bathroom,  
18 handicap bathroom and to indicate on  
19 the plans the grease trap, so we have  
20 submitted a new plan since the last  
21 meeting.

22 MS. WINGATE: You don't have the  
23 grease trap; the grease trap was a  
24 Building Department item; but they give  
25 it to me.

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2 CHAIRMAN McMAHON: Okay.

3 Glenis, I don't know if you have  
4 had a chance to review this; is it in  
5 compliance with all ADA issues that you  
6 raised last time?

7 MS. BERRY: Yes.

8 CHAIRMAN McMAHON: Those were my  
9 primary concerns last time, just ADA  
10 compliance.

11 I don't know if any other members  
12 of the Board have particular issues or  
13 concerns about the project.

14 MR. COTUNGO: I would just ask  
15 your architect, I know Glenis said she  
16 thinks it's okay, but in the State  
17 code, they don't use the circle  
18 anymore, that's not in the code  
19 anymore. There's specific diagrams  
20 that they have about the clearances of  
21 plumbing fixtures, so please ask your  
22 architect to include those diagrams  
23 because this doesn't do anything.

24 That was an old-fashioned way in  
25 the code to draw that circle and even  
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1  
2 if it was, it's hitting the sink, so  
3 I'm not so happy about that.

4 MS. ALPTEKIN: Okay so you want --  
5 what is it exactly you want changed in  
6 the plumbing?

7 MR. COTUNGO: In the New York  
8 State Building Code, they have specific  
9 diagrams for clearances around plumbing  
10 fixtures.

11 MS. ALPTEKIN: Okay.

12 MR. COTUNGO: So those diagrams  
13 should be illustrated somewhere on this  
14 plan that these two toilets comply with  
15 the requirements.

16 MS. ALPTEKIN: Okay. I'll be sure  
17 they correct that.

18 So it's just in the bathrooms; is  
19 that what you're saying, the clearance  
20 in the bathroom.

21 MR. COTUNGO: The toilets.

22 MS. ALPTEKIN: The toilets, okay.

23 MS. WINGATE: That's a Building  
24 Department issue. I'm sure when they  
25 submit for the Building Permit

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1 Application, that's when details like  
2 that will be taken up. This is a use  
3 evaluation, it's about the use of the  
4 space, not about the details of the  
5 bathroom.  
6

7 MR. COTUNGO: I know, so it's only  
8 exit lights, all that stuff will be  
9 shown on the plan.

10 MS. WINGATE: That's right.

11 MR. COTUNGO: I'm trying to give  
12 her a heads up.

13 MS. ALPTEKIN: Thank you.

14 MR. COTUNGO: When you submit to  
15 the Building Department, make sure they  
16 show things like exit signs, emergency  
17 light fixtures and all that stuff. We  
18 don't need that here.

19 MS. ALPTEKIN: Right.

20 I had a conversation with Eileen  
21 about that.

22 CHAIRMAN McMAHON: I don't recall,  
23 did we accept this plan, accept the use  
24 evaluation application at the last --

25 ATTORNEY PROKOP: I think we  
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1  
2 accepted it, it's been on --

3 CHAIRMAN McMAHON: We accepted it  
4 but --

5 ATTORNEY PROKOP: I'm not sure,  
6 but it's been on the agenda for --

7 MS. WINGATE: I thought we  
8 accepted it, and we asked the plans to  
9 be revised to show a second bathroom;  
10 and in the meantime, Michelle has been  
11 working on her signage. You have your  
12 signage package in there, so this has  
13 been hanging around a while.

14 ATTORNEY PROKOP: If you want to  
15 have another vote to accept it tonight,  
16 it doesn't matter.

17 CHAIRMAN McMAHON: Does anyone  
18 have any, any Board members have any  
19 issues with the actual use of the  
20 space, the use evaluation application  
21 aspect of this? I do not personally.

22 (No response.)

23 If everything is compliant with  
24 ADA and the Building Department, that's  
25 their purview.

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1  
2 So I'm going to recommend that  
3 we, just to be certain, take a vote to  
4 accept the application if we haven't  
5 already done so, and then we can make a  
6 determination whether or not we want to  
7 approve or deny the application at our  
8 regular session next week.

9 ATTORNEY PROKOP: Can I make a  
10 suggestion then?

11 CHAIRMAN McMAHON: Sure.

12 ATTORNEY PROKOP: You have a  
13 statement in your application that the  
14 dumpster is going to be located on Adam  
15 Street behind the mini mart.

16 MS. ALPTEKIN: Correct.

17 ATTORNEY PROKOP: Because your  
18 landlord has given you permission?

19 MS. ALPTEKIN: Yes. He owns the  
20 building and he's given us permission  
21 to put our dumpster there, so we'll be  
22 transporting daily.

23 CHAIRMAN McMAHON: We have  
24 required in the past -- in the past we  
25 have had other applicants for  
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1 particularly restaurants, and they have  
2 storage off site, sometimes it's a  
3 neighbor's property. We require them  
4 to have a letter from the owner, the  
5 landlord of that property saying that  
6 they have granted you permission or you  
7 have some sort of lease in place or  
8 something to that effect.  
9

10 MS. ALPTEKIN: I had a letter in  
11 the package, it should have been  
12 provided with --

13 MS. WINGATE: That was just --  
14 that wasn't a dumpster letter, that  
15 was, he is allowing you to speak on his  
16 behalf. That's an authorization  
17 letter, it's a different letter.

18 MS. ALPTEKIN: Okay.

19 I did submit a dumpster letter;  
20 I'm not sure where it is.

21 ATTORNEY PROKOP: It's a  
22 statement, it's not --

23 MS. WINGATE: It's not signed by  
24 Mr. Urgas (phonetic).

25 MS. ALPTEKIN: Okay. I do have  
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1  
2 it, so I'm not sure what happened to  
3 it, but I can certainly get it to you,  
4 Eileen; I can bring it to you tomorrow.

5 CHAIRMAN McMAHON: Just so we have  
6 it as part of the total package. We  
7 want to make sure all the bases are  
8 covered in that regard.

9 MS. ALPTEKIN: Definitely.

10 CHAIRMAN McMAHON: Are there any  
11 outstanding issue? We do have the sign  
12 permit which is separate from the use  
13 evaluation application. Are there any  
14 other issues with the use evaluation  
15 application that anyone has at this  
16 time?

17 (No response.)

18 Then I'm not certain if we  
19 accepted it last time, just the  
20 process, I'm going to make a motion to  
21 accept it again just to make sure we're  
22 all set.

23 MS. ALPTEKIN: I appreciate it.

24 CHAIRMAN McMAHON: I'm going to  
25 make a motion to accept the use

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1 evaluation application as submitted  
2 with the understanding we're still  
3 waiting for a letter regarding the  
4 dumpster and this is also separate from  
5 the signage application.  
6

7 Do you have a second for that?

8 MS. CLARK: Second.

9 CHAIRMAN McMAHON: All in favor?

10 MR. BURNS: Aye.

11 MR. COTUNGO: Aye.

12 MR. THOMAS: Aye.

13 MS. CLARK: Aye.

14 CHAIRMAN McMAHON: Motion carries.

15 So with regard to the sign permit,  
16 so the mockups you provided are for the  
17 overhangs that are within the courtyard  
18 and not on Front Street; is that  
19 correct?

20 MS. ALPTEKIN: Yes.

21 There are three existing signs,  
22 wrought iron sign posts that have been  
23 there.

24 CHAIRMAN McMAHON: They are in the  
25 courtyard, not on Front Street?

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1 MS. ALPTEKIN: Correct.

2 They're right over the entrance of  
3 each of the store fronts.

4 CHAIRMAN McMAHON: And there was  
5 one per unit in there, correct?

6 MS. ALPTEKIN: Yes.

7 CHAIRMAN McMAHON: You're taking  
8 over several units, so you have the  
9 signage for --

10 MS. ALPTEKIN: Yes, we have three  
11 units in there.

12 CHAIRMAN McMAHON: Okay.

13 Is that, I mean, what purview do  
14 we even have for a courtyard. I know  
15 it's not specifically noted in the  
16 code?

17 MS. WINGATE: The overhead sign  
18 code is only relative to hanging  
19 overhead signs that hang over Village  
20 property, so because these are on  
21 private property, you're just looking  
22 at them as if they were any old sign.

23 CHAIRMAN McMAHON: Okay.

24 MS. WINGATE: And they work within  
25 Flynn Stenography & Transcription Service  
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1  
2 the guidelines of the code.

3 CHAIRMAN McMAHON: I have no issue  
4 with the mockup sign or anything, the  
5 size or anything with these or the  
6 placement.

7 Does anyone else on the Board have  
8 any issues or concerns?

9 (No response.)

10 If no one has any issue, I'm going  
11 to make a motion to approve the sign  
12 application as submitted.

13 Do I have a second for that?

14 MR. BURNS: Second.

15 CHAIRMAN McMAHON: All in favor?

16 MR. BURNS: Aye.

17 MR. COTUNGO: Aye.

18 MR. THOMAS: Aye.

19 MS. CLARK: Aye.

20 CHAIRMAN McMAHON: Motion carries.

21 MS. ALPTEKIN: Thank you very  
22 much. Appreciate it.

23 CHAIRMAN McMAHON: Thank you very  
24 much.

25 Item Number 4 429 Sixth Street --  
Flynn Stenography & Transcription Service  
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1  
2 MR. PALLAS: Mr. Chairman, excuse  
3 me, this item has been taken out. The  
4 applicant did not provide some  
5 requested information.

6 CHAIRMAN McMAHON: Okay.

7 Item number 5, Motion to adopt  
8 resolutions for the application  
9 submitted by Even Gappelberg and for  
10 the application submitted by Brittany  
11 Calvert and Kenneth Deeg.

12 I believe everyone has a copy of  
13 those.

14 I will make a motion to accept  
15 them.

16 Do I have a second for that?

17 MR. BURNS: Second.

18 CHAIRMAN McMAHON: All in favor?

19 MS. CLARK: Aye.

20 MR. BURNS: Aye.

21 MR. COTUNGO: Aye.

22 MR. THOMAS: Aye.

23 Motion carries.

24 Item number 6, motion to adopt the  
25 resolutions for the applications of 131  
Flynn Stenography & Transcription Service  
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1 Third Street, Inc., Jim Olinkiewicz  
2 applicant; Sterling Square LLC, Robert  
3 Brown Architect, applicant; and Old  
4 Shipyard LLC, represented by Dave  
5 Kapell.  
6

7 I will so motion.

8 Do I have a second?

9 MR. BURNS: Second.

10 CHAIRMAN McMAHON: All in favor?

11 MS. CLARK: Aye.

12 MR. BURNS: Aye.

13 MR. COTUNGO: Aye.

14 MR. THOMAS: Aye.

15 CHAIRMAN McMAHON: Motion carries.

16 Item Number 7, motion to accept  
17 the minutes of the December 1, 2016  
18 meeting.

19 I so motion.

20 Do I have a second?

21 MR. COTUNGO: Second.

22 CHAIRMAN McMAHON: All in favor?

23 MS. CLARK: Aye.

24 MR. BURNS: Aye.

25 MR. COTUNGO: Aye.

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Motion carries.

Item number 8, motion to approve the minutes from the meetings held on September 1, 2016; September 29, 2016; October 6, 2016; October 27, 2016 and November 3, 2016.

Do I have a second?

MR. BURNS: Second.

CHAIRMAN McMAHON: All in favor?

MS. CLARK: Aye.

MR. BURNS: Aye.

MR. COTUNGO: Aye.

CHAIRMAN McMAHON: Motion carries.

Is there any other business before the Board this evening?

MR. SWISKEY: Was Item 4 pulled?

CHAIRMAN McMAHON: Yes.

MS. ALAN: Chatty Alan, Fifth Avenue.

For the public hearing next month on the application on Front and Third, if someone can't be here, how can they get, have their voices heard; is there someone to e-mail at Village Hall or is Flynn Stenography & Transcription Service (631) 727-1107

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1  
2 your e-mail address listed on the  
3 website?

4 MS. WINGATE: Yes, it is; and  
5 e-mail me; and I will distribute it to  
6 all of our members, Village --

7 MS. ALAN: Okay. That was a  
8 question that was asked of me, how do  
9 we get, you know, something in writing  
10 to the Board. I said could ask.

11 CHAIRMAN McMAHON: My suggestion,  
12 if you want it read out at the meeting  
13 would be to have someone else read it  
14 out because I've been presented with  
15 letters that I was not comfortable  
16 reading because I objected to the  
17 content. It became inflammatory, and I  
18 wasn't going to read it at a public  
19 meeting, so if someone wants to voice  
20 concerns, I would recommend providing  
21 the letter that will be distributed to  
22 each of us, and we can read it and hear  
23 it, but if they want it distributed to  
24 the public as well, I would recommend,  
25 have someone else read it on their

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1  
2 behalf.

3 MS. ALAN: Right, that's what I  
4 recommended, but they said how else can  
5 we get, so I figured I would ask.

6 MS. CLARK: Does there need to be  
7 a request made that it be made part of  
8 the record for it to be part of the  
9 record?

10 MS. WINGATE: That would come from  
11 the chairperson.

12 ATTORNEY PROKOP: If we receive  
13 it, it will be in the record. You  
14 don't have to request it, if we receive  
15 it prior to the meeting it will be in  
16 the record.

17 MS. ALAN: Thank you very much.

18 CHAIRMAN McMAHON: Thank you.

19 Is there any other business?

20 (No response.)

21 I'm going to make a motion to  
22 close the meeting and continue this  
23 next week.

24 Do I have a second for that?

25 MS. CLARK: Second.

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CHAIRMAN McMAHON: All in favor?

MS. CLARK: Aye.

MR. BURNS: Aye.

MR. COTUNGO: Aye.

MR. THOMAS: Aye.

Motion carries.

Thank you very much.

(Time noted: 5:41 p.m.)

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**ATTORNEY**

**PROKOP: [14]**

19/15 20/20 21/6  
21/16 21/20 23/23  
29/24 30/4 30/13  
31/8 31/11 31/16  
32/20 41/11

**CHAIRMAN**

**McMAHON: [76]**

**MR. BURNS: [19]**

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15/5 19/9 22/19  
24/20 25/20 34/9  
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37/19 38/8 38/11  
38/23 39/8 39/11  
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**MR. COTUNGO: [20]**

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24/19 25/21 27/13  
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29/6 29/10 29/13  
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**MR. PALLAS: [5]**

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21/17 36/25

**MR. PEDRAZZI: [11]**

6/9 7/16 7/21 8/9  
9/16 10/6 11/8 11/16  
12/16 13/6 14/2

**MR. SWISKEY: [1]**

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**MR. THOMAS: [10]**

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24/18 25/22 34/11

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**MS. ALAN: [4]** 39/18

40/6 41/2 41/16

**MS. ALPTEKIN: [19]**

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**MS. BERRY: [1]**

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**MS. CLARK: [22]**

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**MS. WINGATE: [15]**

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**5:41 [1]** 42/9

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30/9**bathrooms** [1] 28/18**be** [60]**became** [1] 40/17**because** [15] 4/4 7/3

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**brought** [3] 18/13

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