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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

November 29, 2018
4:05 p.m.

- B E F O R E:
- MARY GIVEN - CHAIRWOMAN (absent)
 - BRADLEY BURNS - MEMBER
 - NOAH THOMAS - MEMBER
 - WALTER FOOTE - MEMBER
 - JOHN COTUNGO - ACTING CHAIRMAN
 - PAUL PALLAS - VILLAGE ADMINISTRATOR
 - KRISTINA LINGG - BUILDING CLERK

1 Work Session - 11-29-18

2 ACTING CHAIRMAN COTUNGO: Good
3 afternoon. Welcome to the Greenport Work
4 Session Planning Board meeting of
5 November 29th. It's 4:05.

6 We'll start with Item Number 1 on the
7 agenda. Motion to accept the minutes of the
8 October 25, 2018 and November 2, 2018
9 Planning Board meetings.

10 Do I have a motion?

11 MR. BURNS: Second.

12 ACTING CHAIRMAN COTUNGO: All those in
13 favor?

14 MR. BURNS: Aye.

15 MR. FOOTE: Aye.

16 MR. THOMAS: Aye.

17 ACTING CHAIRMAN COTUNGO: Aye.

18 Item Number 2, motion to approve the
19 minutes of September 27, 2018 Planning Board
20 meeting.

21 MR. THOMAS: Second.

22 ACTING CHAIRMAN COTUNGO: All those in
23 favor?

24 MR. FOOTE: Aye.

25 MR. THOMAS: Aye.

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MR. BURNS: Aye.

ACTING CHAIRMAN COTUNGO: Aye.

Item Number 3, motion the schedule the
Planning Board Work Session for 4:00 p.m.
December 27, 2018.

I will not be here.

Do I have a second?

MR. THOMAS: Second.

ACTING CHAIRMAN COTUNGO: All those in
favor?

MR. FOOTE: Aye.

MR. BURNS: Aye.

MR. THOMAS: Aye.

ACTING CHAIRMAN COTUNGO: Aye.

Item Number 4, motion to schedule the
Planning Board Regular Work Session meeting
for 4:00 p.m. on January 3, 2019.

Again, I won't be here.

Do I have a second?

MR. FOOTE: Second.

ACTING CHAIRMAN COTUNGO: All those in
favor?

MR. FOOTE: Aye.

MR. BURNS: Aye.

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2 MR. THOMAS: Aye.

3 ACTING CHAIRMAN COTUNGO: Aye.

4 Moving on to the agenda, Item Number 5
5 is 409 Main Street, a presubmission
6 conference for J&J Impact Hospitality.

7 The applicant is proposing to amend the
8 previously approved site plan. The property
9 is located in the CR Commercial Retail
10 District. This property is also located in
11 the Historic District.

12 The new site plan was approved by the
13 Village of Greenport Historic District at
14 the meeting held on November 5, 2018.

15 Number 1001-4.-7-12.

16 Anybody here to speak on this
17 application?

18 Come up and introduce yourself.

19 MR. BURNS: I'm wondering, there's a
20 table back there, if we put a table here, we
21 could spread these things out on it. We
22 have some things to look at. We can look at
23 it while they're telling us.

24 MR. FOOTE: Good idea.

25 ACTING CHAIRMAN COTUNGO: Who wants to

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2 get the table?

3 (Table was set up.)

4 MR. O'BRIEN: Good afternoon, my name
5 is John O'Brien, I live on Forth Street in
6 the Village of Greenport.

7 MR. FOOTE: Do you want to tell us what
8 the purpose of the plan is?

9 MR. O'BRIEN: Yes.

10 We're taking out, removing one of the
11 windows from the driveway and placing an ADA
12 handicap entrance door there.

13 MR. FOOTE: And that's in the alleyway?

14 MR. O'BRIEN: Yes, that's the driveway
15 alleyway.

16 MR. FOOTE: Does that affect any other
17 property owners adjacent to it?

18 MR. O'BRIEN: No.

19 We had gone through it and it will just
20 be for when we have ADA customers. The door
21 will have a self-closer this way they can
22 come right in and the door will close, it
23 won't stay opened. It won't affect the
24 driveway.

25 MR. FOOTE: So the existing door is not

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2 ADA compliant, and that's why you're
3 creating this additional doorway?

4 MR. O'BRIEN: Yes.

5 MR. FOOTE: This is being run by the
6 Historic --

7 MR. O'BRIEN: They already approved it,
8 yes.

9 MR. FOOTE: Is there a visual of it in
10 the site plan?

11 Oh, here it is, I see it.

12 So in the site plan, not the site plan,
13 the elevation, I don't see a ramp. Is that
14 just going to be -- is it just not showing
15 up?

16 MR. O'BRIEN: There won't be a need for
17 a ramp, that's why it's being placed there.

18 MR. FOOTE: It's street level?

19 MR. O'BRIEN: Yes.

20 MR. THOMAS: And a car can get by
21 still?

22 MR. O'BRIEN: Yes.

23 MR. BURNS: Who looks at this in terms
24 of safety?

25 MR. PALLAS: That would be us. The

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2 Village staff would make sure that it's done
3 as per code; and we would incorporate all
4 safety considerations.

5 MR. BURNS: That's been checked?

6 MR. PALLAS: Yes.

7 ACTING CHAIRMAN COTUNGO: Okay. I
8 understand. It's self-explanatory.

9 MR. O'BRIEN: Thank you, sir.

10 MR. FOOTE: Thank you.

11 MR. O'BRIEN: Happy holidays.

12 MR. PALLAS: Did you want to put it on
13 next week's agenda to schedule the hearing
14 for this?

15 ACTING CHAIRMAN COTUNGO: Yeah. We can
16 schedule the public for the next --

17 MR. PALLAS: The December meeting.
18 January meeting, I'm sorry.

19 ACTING CHAIRMAN COTUNGO: January, the
20 one I won't be here for.

21 MR. PALLAS: Right, January.

22 ACTING CHAIRMAN COTUNGO: The end of
23 January.

24 That's the meeting I won't be here for.

25 So I'd like to schedule this for a

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2 public hearing at the January 3 meeting,
3 which most likely we will act on it at that
4 time.

5 Do I have a motion for that?

6 MR. THOMAS: Second.

7 ACTING CHAIRMAN COTUNGO: All those in
8 favor?

9 MR. FOOTE: Aye.

10 MR. BURNS: Aye.

11 MR. THOMAS: Aye.

12 ACTING CHAIRMAN COTUNGO: Aye.

13 Move on to the next item.

14 Item number 6 is 424 Fourth Street.

15 Presubmission conference for the 2012
16 Miller Family Irrevocable Trust. The
17 applicant is proposing the addition of two
18 bedrooms to the existing three-family bed
19 and breakfast.

20 The property is located in the R-2 one-
21 and two-family residential district. The
22 property is not located in the Historic
23 District.

24 The number for this application is
25 1001-6.8-18.1.

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2 Good evening.

3 MS. MOORE: Good evening. Patricia
4 Moore on behalf of the Miller Family Trust.

5 Mrs. Miller runs a B&B as you know,
6 Harbor Knoll B&B; and her request is to add
7 two rooms to the B&B use from a
8 three-bedroom B&B to a five-bedroom B&B.

9 The State of New York authorizes up to
10 five rooms for a B&B so that it is, it can
11 operate as a residence rather than as a
12 hotel or anything to that, as far as
13 commercial use; so that is her request.

14 Now, one of the issues I wanted to
15 raise, and I don't wish to complicate
16 things; however, the Village adopted Local
17 Law 8 in 2018 in September which allows for
18 short-term rental; and short-term rental, it
19 allows an owner-occupied house to rent an
20 unlimited number of rooms.

21 And it seems to me that there is a
22 discrepancy in the code, in that you're
23 forcing a B&B to go through the steps of
24 getting B&B approval; whereas, a home owner
25 who is renting rooms under the short-term

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2 rental gets to do it without any regulatory
3 process whatsoever. So it seems very unfair
4 to the B&B industry to be put through a
5 process that would otherwise not be required
6 by any owner-occupied short-term.

7 That's something, you know, I would
8 hope that -- I tried to raise it at the
9 public hearing of the trustees and they
10 adopted the law regardless, and not really
11 addressing the B&B law; but I'm raising it
12 again. And, you know, to put a B&B operator
13 through the process in this case to add two
14 more rooms to a ten-bedroom house through
15 the process of Planning and also the Zoning
16 Board is just, it's an onerous process that
17 adds expense and time and delay; whereas,
18 the neighbor next door could operate a
19 short-term rental with just merely getting a
20 rental permit. I would raise that as a
21 serious deficiency in the Village code.

22 Otherwise, we're just asking for two
23 more rooms in a B&B.

24 ACTING CHAIRMAN COTUNGO: That's what
25 you're asking for?

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2 MS. MOORE: That's all we want is two
3 more rooms to make it a five-bedroom B&B.

4 The house itself, I'm sure you're
5 familiar with it, is quite a large -- it's
6 one of the estate homes with ten bedrooms
7 and all the other rooms are privately used
8 by the family.

9 ACTING CHAIRMAN COTUNGO: You want to
10 keep it as a B&B, not a short-term rental,
11 because you have a choice?

12 MS. MOORE: Well, here's the
13 interesting thing, are you -- I guess I
14 would need to -- she wants to be able to not
15 treat her B&B guests any differently as
16 short-term rental guest to a B&B guest and
17 the only difference being that they will
18 have breakfast, that's it. So that's more
19 of a question of, if she got a rental
20 permit, does it mean that she just, you
21 know, she can serve croissants to her
22 short-term rental guests; it doesn't
23 undermine the legislation of short-term
24 rental; but it seems to me that it's --

25 If somebody could give me some guidance

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2 here, it would be appreciated. It just
3 seems something is wrong with this process.
4 If she gets a rental permit, does she just
5 rent those two rooms?

6 ACTING CHAIRMAN COTUNGO: Do you know
7 the answer to that Paul?

8 MR. PALLAS: I do not. This would be
9 something for counsel to speak with you
10 about. Unfortunately, counsel could not
11 make the meeting tonight. You can certainly
12 raise that question with the Planning Board
13 Counsel.

14 I suspect it might go back to the
15 Village Board as opposed to this Board.
16 Right now --

17 MS. MOORE: I don't want to delay her
18 processing of it because she has already
19 been waiting. We were expecting a Notice of
20 Disapproval to then get to the Zoning Board,
21 and we were advised, no, the notice or the
22 directive to go to the Zoning Board would
23 come from the Planning Board; so my client
24 has been waiting several months to get to
25 this point.

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2 ACTING CHAIRMAN COTUNGO: We can only
3 act upon what you're submitting, what you're
4 requesting.

5 MS. MOORE: Right.

6 ACTING CHAIRMAN COTUNGO: On the paper,
7 it says you're requesting a B&B, a
8 five-room.

9 MS. MOORE: Correct.

10 ACTING CHAIRMAN COTUNGO: That's the
11 only thing we can act on.

12 MS. MOORE: I understand.

13 ACTING CHAIRMAN COTUNGO: Unless you
14 tell me different and you want to withdraw
15 your application and go in front --

16 MS. MOORE: No. Let's keep it that way
17 and if -- you know, we can always withdraw
18 it if counsel says, yeah, just get a rental
19 permit for the other two rooms and that same
20 platform could be used because short-term
21 rental is rented, is advertised either
22 thorough literature or internet sites, B&Bs
23 can advertise the same way. In fact, many
24 B&Bs do advertise that way and are faced
25 with the economic pressure of short-term

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2 rental on their, what would be previously
3 legitimate, only source of short-term
4 rental.

5 MR. FOOTE: How many parking spaces
6 does it currently provide for guests on the
7 site?

8 MS. MOORE: She actually has, I
9 believe, it's ten.

10 Let me look. We had the surveyor
11 actually draw the parking spaces. Let me
12 see.

13 Yeah, she has ten spaces, so she has
14 always been over the requirement for the
15 three bedrooms that she was renting. Her
16 husband is now, has some disabilities, so he
17 can't drive, so really they're down to one
18 family car and that's about it; so she has
19 certainly more than enough to meet the
20 code's requirements for parking.

21 MR. FOOTE: What is the code
22 requirement for parking?

23 MS. MOORE: It's all in my
24 presentation.

25 MR. FOOTE: You made reference in your

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2 letter to there being ample room for
3 off-street parking, and I was a little
4 confused by that.

5 MS. MOORE: No. Let's see. It says
6 one off-street parking space is provided for
7 each rental room; that's what the code
8 requires. We have -- we were asking for
9 five so, therefore, there are certainly five
10 parking spaces for the B&B use. We, in
11 fact, have ten; we have double what we need,
12 but it's --

13 MR. FOOTE: On the premises?

14 MS. MOORE: On the premises, yes. All
15 is on the premises.

16 ACTING CHAIRMAN COTUNGO: The survey
17 shows seven, okay.

18 MS. MOORE: Yeah, seven --

19 ACTING CHAIRMAN COTUNGO: -- being
20 done. It doesn't show seven now, it's says
21 seven proposed after you expand the parking
22 areas that are there now.

23 MS. MOORE: Yeah, we had to -- the
24 parking spaces are actually there, but in
25 order to meet the code's twenty-foot length,

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2 we would cut into the green space to make
3 them the code compliant depth; but you also
4 see that under the pergola, there are
5 actually three spaces under the pergola,
6 that's their private parking area. So if
7 you look at the parking area as it's been
8 drawn, the surveyor didn't include that,
9 that there are actually three more spaces
10 there.

11 MR. FOOTE: I see.

12 Then on the assessments questionnaire,
13 there are a couple of things that may be
14 incomplete, unless they were just answered
15 incorrectly.

16 MS. MOORE: Are we talking about the
17 environmental assessment form?

18 MR. FOOTE: Yeah.

19 Paragraph 7, you answered yes for, is
20 the site located in or does it adjoin state
21 listed critical environmental area, and, if
22 yes, you need to identify it.

23 MS. MOORE: Greenport Harbor, I believe
24 is part of the critical environmental area,
25 state designated.

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2 MR. FOOTE: Okay. You need to complete
3 that.

4 MS. MOORE: Yeah, sure. Greenport
5 Harbor, sorry.

6 MR. FOOTE: And then Item 9, does the
7 proposed action meet or exceed the state
8 energy code requirement, you answered yes.
9 And, if so, you provide the action, if the
10 proposed action would exceed the
11 requirements described features and
12 technologies, that needs to be completed.

13 MS. MOORE: Okay.

14 Well, the house is conforming to the
15 all the state building codes.

16 MR. FOOTE: So the answer should be no
17 to that.

18 MS. MOORE: I would say that we're not
19 changing anything that isn't already there.

20 MR. FOOTE: Okay. So that will be
21 corrected?

22 MS. MOORE: Yes.

23 MR. FOOTE: And then on question 16,
24 this is right on the water, the back is on
25 the water, so you answered, no to it not

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2 being on the one-hundred-year flood plan; is
3 that correct?

4 MS. MOORE: Yeah. It's not showing as
5 being part of the flood zone, any of the
6 flood zones.

7 MR. FOOTE: Okay.

8 MS. MOORE: It's height is pretty --
9 it's pretty high, and it did not show on my
10 survey.

11 MR. FOOTE: Thank you.

12 ACTING CHAIRMAN COTUNGO: Anybody else
13 have to anything to say on this application?

14 MR. FOOTE: I did have one other
15 question.

16 MS. MOORE: It's all right.

17 MR. FOOTE: It was a little confusing
18 to me, the two rooms -- the two new rooms,
19 are they both on the same floor or one on
20 each floor?

21 MS. MOORE: Well, there are three --
22 the second floor has existing three rooms,
23 one of the additional rooms that's on that
24 floor will be B&B. There is also what used
25 to be the cottage, that is, that was

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2 converted to an addition; there is no
3 kitchen in there, it's just a bedroom and
4 bathroom. That room would be part of the
5 rentals, so that's the fifth room.

6 MR. FOOTE: Okay.

7 But the footprint is not changing?

8 MS. MOORE: No, not at all.

9 MR. FOOTE: Thank you.

10 ACTING CHAIRMAN COTUNGO: Paul?

11 MR. PALLAS: The only thing I want to
12 point out to the Board is, as was mentioned,
13 that the Village code only allows three
14 rooms for a B&B; so it would need a variance
15 to get approved before you can hear the
16 case.

17 MR. FOOTE: A variance by the Zoning
18 Board?

19 MR. PALLAS: By the Zoning Board, yes.

20 ACTING CHAIRMAN COTUNGO: We can refer
21 this application to the Zoning Board at this
22 time?

23 MS. MOORE: Yes.

24 I would ask that you please talk to the
25 Village attorney and see if there is a way

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2 of doing this, so it does not require
3 additional process, maybe through legal
4 interpretation that the new ordinance would
5 automatically allow a B&B to have the number
6 of rooms that are permissible based on
7 the -- I think under the State code to be a
8 B&B, you cannot rent more than five rooms,
9 so you're limited to five rooms as a B&B.

10 MR. PALLAS: We will bring that to the
11 attorney's attention, but I would think that
12 might end up in the Zoning Board's lap
13 anyway as an interpretation request from
14 you. Either way, you may end up at Zoning,
15 just so you're aware of that.

16 MS. MOORE: Okay. I'd rather it not be
17 on my client's dime.

18 Okay. Thank you.

19 ACTING CHAIRMAN COTUNGO: Do I have a
20 motion to bring this application to the
21 Zoning Board for referral?

22 MR. THOMAS: Yes.

23 MS. MOORE: Thank you.

24 ACTING CHAIRMAN COTUNGO: Second.

25 All those in favor?

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2 MR. FOOTE: Aye.

3 MR. BURNS: Aye.

4 MR. THOMAS: Aye.

5 ACTING CHAIRMAN COTUNGO: Aye.

6 Next application is Item Number 7, it's
7 110 South Street.

8 A presubmission conference for 110
9 South Street Greenport, Inc. The applicant
10 is proposing to separate the nonconforming
11 building that is set on two parcels.

12 The property is located in the CR
13 Commercial Retail District. The property is
14 not located in Historic District.

15 This application is really in
16 conjunction with Item Number 8. We can
17 address them both at the same time or
18 separately depending upon your choosing.

19 Item number 8 is for 112 South Street,
20 and it's basically the same scenario; it's
21 splitting the property in two.

22 MS. MOORE: Yes.

23 Good evening, Patricia Moore and James
24 Olinkiewicz at the podium, the owner, the
25 principal of the LLCs.

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2 The easiest way to describe, to explain
3 this a little bit in the more simple
4 context, this property --

5 Would it be helpful to --

6 Yes, I think it would helpful for us to
7 stand around. Do you need us to -- can we
8 just move the -- so that the recording takes
9 it, just turn the microphone in this
10 direction and it might be easier.

11 (The Board and the applicant continue
12 discussion while standing at the table.)

13 MR. OLINKIEWICZ: This is 112 South
14 Street, this is 110, this is the smaller one
15 (indicating).

16 MS. MOORE: This is the left side, left
17 side and this is the right side
18 (indicating).

19 MR. FOOTE: This is closer to Second
20 Street (indicating)?

21 MR. OLINKIEWICZ: This is closer to
22 Second Street.

23 MS. MOORE: Yes.

24 MR. PALLAS: If I may, for the
25 transcriptionist, if you can just try to

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2 speak one at a time and give a slight pause
3 so she can catch up.

4 Thank you.

5 MR. OLINKIEWICZ: So back in 1988,
6 there was an existing old house on what is
7 10 South Street right now. The Village
8 chose to move that and relocate it over the
9 property line of 110 and 112 South Street,
10 so the building now straddles the property
11 line of the two commercial lots.

12 MR. FOOTE: When did the Village --

13 MR. OLINKIEWICZ: They did it at that
14 time, we don't have an answer, and then they
15 put an addition on the back which they gave
16 us --

17 MR. FOOTE: Of 110?

18 MR. OLINKIEWICZ: On the back of the
19 building that they moved over, they put a
20 big addition on the back of it.

21 MS. MOORE: -- survey of the existing,
22 I think it might be easier.

23 MR. FOOTE: You said the Village -- did
24 the Village own it?

25 MS. MOORE: Yes.

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2 MR. OLINKIEWICZ: The Village owned it,
3 yes; so the Village did it. They made this
4 nonconforming.

5 MS. MOORE: Might be easier, this is
6 what I was using.

7 So this is --

8 MR. OLINKIEWICZ: We're on the --

9 MS. MOORE: I know. I'm on the
10 left-hand side. Let's try to do it on the
11 right side. Sorry.

12 The drawings were really well-done, I
13 would say, nice and simple.

14 Okay, that's the place to start.

15 MR. OLINKIEWICZ: So, when you put the
16 property line in, the actual -- because you
17 have one 110 South Street is easterly, 112
18 South Street is westerly towards Second
19 Street, when you mark the property line, it
20 splits the building the Village had built
21 and done and Co'd pretty much in half.

22 Okay. So it's now a nonconforming building
23 with a conforming use on the property
24 because it straddles the property. The
25 Village never merged the lot because it was

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2 illegal in Village Zoning Law to merge lots.
3 Okay. They only just implemented merging
4 lots in residential, but it still illegal to
5 merge in commercial.

6 So to bring this building into
7 conformity, we're proposing to put a
8 dividing wall in the existing building,
9 right down the property line. So it's the
10 same as the movie theater with the new
11 hotel. They both have a concrete wall that
12 abut each other and divide the property line
13 which is allowed. Under the Village code,
14 you can build right up to the property line
15 in the Commercial District. By doing that
16 --

17 MR. FOOTE: Where would the wall go?

18 MR. OLINKIEWICZ: Well, this is the
19 existing foundation (indicating). This is
20 the wall that separates the building
21 (indicating).

22 MS. MOORE: Here, let's look at this
23 one here so --

24 MR. OLINKIEWICZ: This is the new
25 building.

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2 MS. MOORE: Yeah, I'm gonna show -- the
3 wall is going right here.

4 MR. OLINKIEWICZ: Right down the
5 property line.

6 ACTING CHAIRMAN COTUNGO: Two walls?

7 MR. OLINKIEWICZ: Right. One on each
8 side of the property. Exactly, one on each
9 property.

10 (Several people speaking
11 simultaneously.)

12 MR. FOOTE: This is the 110 property
13 (indicating)?

14 MR. OLINKIEWICZ: This is the 110
15 (indicating).

16 So when the Village moved the building,
17 they moved it from here over, straddling the
18 property line (indicating). And then they
19 put a big addition on the back. Okay. That
20 we have the COs for, which was in 1990.
21 Okay.

22 So now we're gonna put this dividing
23 wall up between the two on the property
24 line, so now it's two individual pieces of
25 property again, and they'd be in conformity.

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2 Then we're proposing to put an
3 addition. So on the 112, this is the
4 foundation that we're left with when you put
5 the dividing wall in (indicating).

6 Right. Everybody on that?

7 So we're gonna add on this --

8 MR. FOOTE: This is 112?

9 MR. OLINKIEWICZ: This is 112. We're
10 gonna add on this bit to the end of the
11 building. We're gonna reuse -- we're gonna
12 use the --

13 MR. FOOTE: This is South Street here
14 (indicating)?

15 MR. OLINKIEWICZ: South Street.

16 MR. FOOTE: Okay.

17 That's gonna go in the front of the
18 building?

19 MR. OLINKIEWICZ: The front of the
20 building.

21 MR. THOMAS: So you're not tearing down
22 the whole building?

23 MR. OLINKIEWICZ: We're not touching
24 the building; we're using the old building
25 and adding on.

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2 MS. MOORE: We're trying to create
3 conformity where the Village created
4 nonconformity because they didn't have to --
5 the Village ordinance, obviously, they're
6 exempt from their own ordinance; so what
7 they did, they didn't care about property
8 lines or title or anything.

9 MR. OLINKIEWICZ: So, again, this is
10 the smaller -- when we would cut it, and we
11 would add an on and make it larger and we'd
12 keep it five foot -- we could build to the
13 property lines, but then you can't put
14 windows in. You have to be five foot back
15 in New York State for windows and glass and
16 air, so we have to meet all those criteria.

17 So we have a handicap ramp that comes
18 up alongside of this building. Then this is
19 the proposed foundation for 112
20 (indicating). Right. So then this would be
21 the handicap ramp (indicating). This is,
22 again, the adjoining wall between the two,
23 (indicating). Right.

24 We we're gonna enlarge the downstairs,
25 make it commercial space downstairs, have a

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2 staircase up.

3 ACTING CHAIRMAN COTUNGO: What's the
4 commercial space?

5 MR. OLINKIEWICZ: It's gonna be
6 whatever business wants to rent it. It's
7 not gonna be a restaurant, but it will be
8 regular business --

9 MS. MOORE: Permitted uses.

10 MR. OLINKIEWICZ: -- uses in the
11 commercial district. So I don't have them
12 rented yet so I can't --

13 ACTING CHAIRMAN COTUNGO: Upstairs is
14 an apartment?

15 MR. OLINKIEWICZ: Upstairs are two
16 apartments, two one-bedroom apartments.

17 MR. FOOTE: For 112?

18 MR. OLINKIEWICZ: For 112.

19 ACTING CHAIRMAN COTUNGO: How about for
20 110?

21 MS. MOORE: We haven't gotten to 110.

22 ACTING CHAIRMAN COTUNGO: Okay.

23 MR. OLINKIEWICZ: So this would have
24 two one-bedroom apartments.

25 MS. MOORE: They each have their own

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2 deed, they have their own tax --

3 ACTING CHAIRMAN COTUNGO: What's there
4 today?

5 MR. OLINKIEWICZ: There is commercial
6 downstairs, and there's a one-bedroom
7 apartment on the second floor.

8 MR. FOOTE: Are you proposing to redraw
9 the line, the property line?

10 MR. OLINKIEWICZ: No. The property
11 line stays where it is.

12 We're just gonna put a concrete wall up
13 to just divide it and have a common wall.
14 Right. It just so that it meets all New
15 York code, all Village code, all -- right.
16 The criteria that's needed so this would;
17 have two apartments, two one-bedroom
18 apartments upstairs with the commercial
19 space downstairs.

20 That's the 112.

21 Now, I don't know if you have a bigger
22 set of plans for 110.

23 MR. FOOTE: Is there parking provided
24 for it?

25 MR. OLINKIEWICZ: Well, that's a

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2 question that we have because this was --

3 MS. MOORE: One question at a time.

4 So, is there parking?

5 MR. OLINKIEWICZ: So, there are eight,
6 seven spots that go with 110 South Street,
7 right, and we would share the handicap spot.

8 Now, we may be pushed to the Zoning
9 Board for an interpretation of the Zoning
10 code because in our mind, we're reusing the
11 old building so in the Village code, it
12 speaks that if you you're using a
13 nonconforming use and nonconforming
14 buildings, that you can reconstruct, enlarge
15 of any nonconforming building, providing
16 that the action does not increase the degree
17 of or create any new noncompliance.

18 We're bringing everything into
19 compliance; we're not creating
20 noncompliances.

21 And because the building was COd before
22 1990, it's exempt from the parking
23 regulations because there was a building on
24 112 before 1991 and there was a building on
25 110 before 1991.

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2 MR. FOOTE: What's gonna happen to
3 these parking spaces?

4 MR. OLINKIEWICZ: These parking spots
5 are gonna go be used for the 110.

6 MR. FOOTE: But that space on the --

7 MS. MOORE: They stay.

8 MR. OLINKIEWICZ: That all stays, we're
9 not gonna build on it; we're just gonna
10 build in the area that we can.

11 ACTING CHAIRMAN COTUNGO: So where is
12 the parking for 112?

13 MS. MOORE: That's where we're saying
14 that the 112, because it's an existing
15 structure and it has a CO, it doesn't have
16 to go and get parking. It doesn't need
17 additional parking.

18 ACTING CHAIRMAN COTUNGO: You're
19 proposing no parking for 112 --

20 MS. MOORE: No parking for 112.

21 ACTING CHAIRMAN COTUNGO: -- spaces for
22 110.

23 MS. MOORE: Exactly.

24 MR. OLINKIEWICZ: Based off of the
25 Village code.

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MR. FOOTE: What is 112 currently being used for; and what is 110 currently being used for?

MR. OLINKIEWICZ: Well, they're both right now a medical rehab facility, that's on the downstairs; and a one-bedroom apartment is upstairs.

Right now, it's one commercial building, it's one commercial unit.

MR. FOOTE: With two addresses?

MR. OLINKIEWICZ: Right, two addresses.

MR. THOMAS: The housing alliance is right there; that's not being changed?

MR. OLINKIEWICZ: No, that's not being changed.

So that's 112.

So, on the other note, 110 which is this part (indicating). Right. Here is your existing two-story framed building (indicating). There is our cut line where the building gets divided, again, before 1991 (indicating).

We're proposing, it's two foot and like eight-and-a-half feet here on the side which

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2 fits and still has a four-foot curve and
3 ramp and handicap accessibility and
4 everything else that's needed. All the gas
5 tanks, all the parking stays. That's there
6 (indicating). We're not taking away
7 anything that's there, we're just bringing
8 the building up to conformity.

9 So then downstairs was the basement.
10 Here's your crawl space addition and using
11 the --

12 MR. FOOTE: The crawl space addition is
13 for --

14 MS. MOORE: Again, we're only dealing
15 now with --

16 MR. FOOTE: Right here (indicating)?

17 MR. OLINKIEWICZ: That's it, yes;
18 that's the crawl space addition.

19 Then downstairs, this is existing as it
20 sits now. You'll have two commercial
21 spaces. One with access from the road as
22 well as access from the handicap ramp.
23 There will be a separate staircase for the
24 apartments upstairs. There will be a second
25 commercial space in the back.

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MR. FOOTE: Is the parking here?

MR. OLINKIEWICZ: Parking is right here
(indicating).

Then as you go up the stairs, you come
upstairs, there will be three one-bedroom
apartments upstairs.

MR. FOOTE: Currently, there's no
residential --

MR. OLINKIEWICZ: There's one residence
upstairs on the whole building that's there
now; there's a one one-bedroom apartment
upstairs.

ACTING CHAIRMAN COTUNGO: You're going
from one apartment to five apartments?

MR. OLINKIEWICZ: Five apartments,
three on one side, two on the other which is
all in Village code.

This is just window size for ingress
and egress (indicating).

MR. THOMAS: How big are the
apartments?

MR. OLINKIEWICZ: The apartments are
five-hundred-fifty-square feet for just a
one bedroom, living room, dining room,

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2 kitchen and a bath, made for a couple or a
3 single person.

4 MR. FOOTE: When you say in the Village
5 code, you mean, this is zoned for mixed use?

6 MS. MOORE: Yes. Apartments are
7 allowed over the commercial use.

8 MR. FOOTE: Are there fire code
9 requirements for sprinklers and stuff is
10 being looked into or --

11 MR. PALLAS: That will be as part of
12 the formal review when a building permit
13 application is submitted.

14 I do want to point out that it's the
15 Village's position that these are being
16 treated, the Village is treating them as two
17 new buildings; therefore, the two items that
18 they've referenced, the residential above
19 commercial is not permitted in new
20 construction. It's only in existing
21 buildings, and we're treating this as new;
22 so it's not permitted. The same would be
23 for parking, there's no exemption for
24 parking because these are treated as new.

25 MR. OLINKIEWICZ: And we're trying to

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2 understand why they're treating them as new
3 because we're merely adding on to an
4 existing building.

5 MS. MOORE: Right.

6 Reading the code, we actually are
7 trying to create what is a nonconforming
8 situation right now with a building that was
9 constructed and added on by the Village and
10 we're creating conformity within the
11 property lines; and we're preserving and
12 retaining the existing structure; so the
13 intention here was to preserve the structure
14 and modify it all in conformity with the
15 current regulations; so the determination
16 by --

17 MR. OLINKIEWICZ: -- the Village to say
18 that it's brand new, it's not brand new.

19 MS. MOORE: -- it's inconsistent with
20 what the code says; and it's, in fact, you
21 know, it's contrary to what the code is
22 saying; so that's why we're before the
23 Planning Board to show you what is being
24 proposed; and, again, we're trying to make
25 this property conforming.

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2 The apartments are something that is
3 near and dear to his heart because there is
4 a tremendous need, the housing authority and
5 the --

6 What's the other one?

7 MR. OLINKIEWICZ: Northfork Housing
8 Alliance.

9 MS. MOORE: -- Northfork Housing
10 Alliance are constantly being asked for
11 apartments, particularly one-bedroom
12 apartments.

13 MR. FOOTE: These would be year-round
14 rentals?

15 MS. MOORE: Yes. Not short term.

16 None of the stuff you have is short
17 term?

18 MR. OLINKIEWICZ: And I would have no
19 problem covenanting that they stay long-term
20 rentals year-round for the work force
21 because that's just who I am.

22 MR. FOOTE: As a Board, what is our
23 position relative to the Building
24 Department's position that it's new versus
25 not new?

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2 MR. PALLAS: That's actually a matter
3 for the Zoning Board to determine. Your
4 process is for the site plan review and you
5 can refer it to the Zoning Board as you did
6 in the last application.

7 I will advise the Planning Board that
8 when a building permit application is
9 presented to us, it will be referred by the
10 Village to the Zoning Board.

11 MR. FOOTE: It's gonna go to the Zoning
12 Board in any event?

13 MR. PALLAS: Yeah, whether it goes
14 for -- whether the request is for an
15 interpretation on the part of the applicant
16 or a variance on the part of the applicant
17 is ultimately up to the applicant.

18 MR. FOOTE: Can we refer it to the
19 Zoning Board with our own view of how it
20 should be treated; or is that not our
21 domain?

22 MR. PALLAS: I believe you can. That
23 is a question for counsel who will confirm
24 that; but I believe you can refer something
25 with recommendation, I believe, yes.

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2 MR. FOOTE: Okay. Thank you.

3 MS. MOORE: I think it would -- I mean,
4 it seems to me that now that the Planning
5 Board understands this application, that you
6 should all reconsider how the Village --

7 I think it's you. I don't know if it's
8 your determination or who else it is; but
9 it's your determination so that the Notice
10 of Disapproval is really coming from you as
11 the building --

12 MR. PALLAS: A Notice of Disapproval
13 will be written and signed by the building
14 official. I can tell you that the position
15 of the Village is what I stated; and it has
16 been discussed with counsel.

17 In addition, I would advise the
18 Planning Board that we, I advised the chair
19 who is not here, that the Village has hired
20 a plan review consultant and he is currently
21 reviewing this project.

22 As per preliminary discussions with the
23 plan reviewer on this application, they
24 agreed with that assessment that these are
25 two new buildings, so that's a point of

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2 information.

3 MS. MOORE: Just for clarification, who
4 is going to write the determination?

5 MR. PALLAS: I mean, the building
6 inspector would be the person that --

7 MS. MOORE: But you don't have a
8 building inspector.

9 MR. PALLAS: The code official that we
10 currently have on staff would write that,
11 who is qualified to do such an assessment.

12 MS. MOORE: I thought that was you, no?

13 MR. PALLAS: No.

14 That will be signed by a code official
15 that we have on staff.

16 MR. OLINKIEWICZ: So, when would we go
17 in front of the ZBA --

18 MR. PALLAS: If you refer it and you
19 request a --

20 MR. OLINKIEWICZ: Well, they're gonna
21 refer it, so we mine as well --

22 MR. PALLAS: Well, they haven't voted,
23 so I can't say that; but if they refer it,
24 than it will go right away; if they don't
25 and you produce an application for building

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2 permit, than we will send you a Notice of
3 Disapproval and you can either request an
4 interpretation, as I stated or request a
5 variance or both.

6 MS. MOORE: Usually you do both at the
7 same time for efficiency.

8 MR. PALLAS: That's entirely up to you.

9 MS. MOORE: Okay.

10 Whatever will take us through the
11 process sooner because I know that this is,
12 again, a project that has been full circle
13 with --

14 MR. OLINKIEWICZ: We'd like to get it
15 moving.

16 MS. MOORE: Yeah. And we'd like to
17 really move this along, if at all possible.

18 So thank you for your --

19 ACTING CHAIRMAN COTUNGO: Well, now I
20 understand the project, I understand what
21 you want to do. I think most of us
22 understand it.

23 Unfortunately, the chairperson is not
24 here tonight and the Village attorney is not
25 here tonight, so I, in particular, am not

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2 ready to do anything until I confer with the
3 Village attorney and our consultant. I'd
4 like to get written feedback from our
5 consultant.

6 You said they hired one already?

7 MR. PALLAS: Yes. They are working,
8 actually, on this particular project.

9 ACTING CHAIRMAN COTUNGO: So, yeah,
10 until that happens, I'm gonna table this
11 matter. I, personally would.

12 MR. THOMAS: I think that's a good
13 idea.

14 ACTING CHAIRMAN COTUNGO: Do I have a
15 motion to wait until we get more information
16 from --

17 MR. OLINKIEWICZ: Can I just ask a
18 statement before you motion?

19 ACTING CHAIRMAN COTUNGO: Yes.

20 MR. OLINKIEWICZ: My only question is
21 that, I understand that you would like some
22 more information on this, but as Mr. Pallas
23 has just said, even if you guys approve it
24 and I go for a building permit, they're
25 gonna kick it to the ZBA anyway; so what

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2 you're gonna do in the next month when you
3 get this information really isn't gonna
4 matter; so can we move it to the ZBA anyway
5 because we're gonna have to come back to you
6 after the ZBA again and you'll see all that
7 paperwork, but rather than killing a month
8 or two waiting for the reports. They're
9 gonna push me to the ZBA anyway.

10 ACTING CHAIRMAN COTUNGO: We like to
11 refer it to the ZBA with some background and
12 with a recommendation. Right now I'm not
13 willing to recommend one way or the other.

14 MR. BURNS: I am.

15 ACTING CHAIRMAN COTUNGO: You are?

16 MR. BURNS: Let's get it to the ZBA and
17 see what they say.

18 MR. FOOTE: I'm inclined, I mean, John,
19 I know what you're saying. In principal, I
20 agree with you, but as a practical matter
21 just to make -- if it's inevitable it's
22 going to ZBA anyway, there is nothing to
23 prevent us to from sending in a
24 recommendation as far as I know before they
25 actually hear it so they, at least, can get

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2 our view of what we feel about it without it
3 slowing the process down.

4 I personally would agree that we refer
5 it now to the ZBA.

6 MR. THOMAS: It wouldn't hurt.

7 CHAIRMAN SALADINO: Sometimes it's
8 prudent the wait because there's that fee in
9 lieu of parking requirement, so until we
10 know if there is a parking requirement, we
11 can't enforce that fee in lieu of parking.

12 MR. FOOTE: But ZBA can enforce it.

13 MR. PALLAS: ZBA cannot. It's a
14 Planning Board decision.

15 ACTING CHAIRMAN COTUNGO: We're the
16 only ones that can do it, so once you refer
17 it to the ZBA, you're giving that up today;
18 so it's up to you if you want to give that
19 up. I'll make a motion to refer it to the
20 ZBA.

21 MR. FOOTE: No. I was not aware of
22 that.

23 MS. MOORE: I think ultimately, I'm not
24 sure that you're waiving anything with
25 respect to parking if it comes back that

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2 it's a new building, than we are obligated
3 to pay for the parking we're provided, so I
4 think what ultimately happens with the
5 Zoning Board will ultimately give you the
6 guidance that you need so --

7 MR. OLINKIEWICZ: Whether we have to be
8 charged for parking or not.

9 MS. MOORE: I mean, there's, it's
10 discretionary you --

11 MR. PALLAS: If I may.

12 MS. MOORE: Go ahead.

13 MR. PALLAS: That's not quite accurate.
14 If the Zoning Board -- if you -- if we deny
15 the application, and you need to go for a
16 variance and a parking variance were
17 granted, than they didn't have any say on
18 the parking issue.

19 ACTING CHAIRMAN COTUNGO: We already
20 went through this recently with another
21 project.

22 MS. MOORE: Are we gonna be asking for
23 a parking variance?

24 One, we don't think that parking is
25 required as an existing building.

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2 ACTING CHAIRMAN COTUNGO: That's why I
3 want to wait for the Village to find out
4 from the Village attorney.

5 I'll be glad to make a motion to send
6 it to the Zoning Board.

7 MR. FOOTE: Second.

8 ACTING CHAIRMAN COTUNGO: Second.

9 All in favor?

10 MR. FOOTE: Aye.

11 MR. BURNS: Aye.

12 MR. THOMAS: Aye.

13 ACTING CHAIRMAN COTUNGO: You're
14 referred to the Zoning Board.

15 MS. MOORE: Thank you. We'll keep the
16 process moving. Thank you.

17 ACTING CHAIRMAN COTUNGO: Second to the
18 last item on the agenda is Item Number 9,
19 111 Main Street.

20 A presubmission conference for PWIB
21 Claudio's Management, represented by Robert
22 I. Brown, Architect.

23 The Applicant is proposing renovations
24 to the existing property and structures.

25 The property is located in the WC

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2 Waterfront Commercial District. A portion
3 of this property is located in the Historic
4 District.

5 MR. LOFFREDO: Good evening. My name
6 is Stephen Loffredo, this is Tora Matsvoka
7 and we represent the managing company that
8 operates Claudio's Restaurant at 111 Main
9 Street and Crabby Jerry's and Claudio's Clam
10 Bar.

11 Tonight we'd like to present to you
12 proposed renovations for the three
13 restaurants on the property. Robert Brown,
14 our architect, is also present here as well.
15 Tora will try to help move this along by
16 pointing out what we're discussing on the
17 plans because of the level of detail in what
18 we've presented.

19 Our goal tonight is to go through the
20 proposed renovations that we have with the
21 concept of, one, maintaining the integrity
22 of the property and it's historic value to
23 Greenport.

24 Secondly, to try to shift Claudio's to
25 becoming more of an experiential environment

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2 for families coming onto the property, and
3 help enhance Greenport's position.

4 The improvements that we're proposing
5 are both aesthetic and operational to try to
6 create more of a family area on the grounds
7 and also to reduce the required amount of
8 traffic that's needed to support the three
9 individual restaurants.

10 Currently each of the restaurants
11 operate independently; and we're trying to
12 consolidate some of that so that we reduce
13 the amount of deliveries we get, the way our
14 garbage and trash is removed from the
15 property and other supporting systems that
16 are brought the property; it will help to
17 reduce that.

18 First we'd like to start with the Clam
19 Bar, it's probably the most detailed of the
20 three areas of the property, primarily
21 because it's being driven by an application
22 that's currently pending for both bulkhead
23 and pile work that we're waiting for
24 approval for. There is, I believe currently
25 a work permit, an authorized bulkhead work

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2 permit, and John Costello of Costello Marine
3 is modifying that permit to include some
4 pile work; and that's basically driving the
5 other renovations that we're trying to do on
6 the property. We basically have to remove
7 everything on the pier to do that work; so
8 it just basically triggers our need to, when
9 we do the pile work out here (indicating),
10 we have to remove the bar and all the
11 supporting structures; and then we'll have
12 to put that back and put a new bar in place
13 and a new canopy of like kind.

14 Also we're going change this area in
15 the back. We'd like to change this area in
16 the back which currently has some stages
17 which were being used in the past for
18 nonconforming uses with the SLA and we're
19 gonna eliminate those. We'd like to
20 eliminate those stages and turn this, sort
21 of, party area into more of a seating area;
22 so it's a bit more family oriented. There
23 isn't gonna be any change in the actual Clam
24 Bar itself.

25 We are, we'd like to reconfigure the

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2 bathrooms to be more efficient; and we're
3 also adding an ADA bathroom which currently
4 doesn't exist. Actually each of the
5 buildings on the property don't have ADA
6 bathrooms, so for each property, we're
7 adding an ADA handicap bathroom. That's
8 about it for this property. I think we
9 want --

10 And we talked about the canopy, so
11 there will be a new canopy, but it will be
12 of like kind. Just a preliminary drawing
13 that we came up with for the canopy, again,
14 it's consistent with the canopy that's
15 there; although, we're proposing to add a
16 pergola. Since there will only be one
17 stage, all of our programming will occur in
18 this area (indicating), so we need to be
19 prepared in case it rains out, so there will
20 be a pergola that will, sort of, enclose
21 that in the event that there's inclement
22 weather or it's raining out.

23 Moving from there to the area next
24 to the Clam Bar. There is currently a
25 garbage area and a compactor area that

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2 exists; and we'd like to propose to remove
3 that area. It's kind of unappealing.
4 There's a compactor there. There's storage
5 for cardboard and there's also is cement
6 platform where, I believe, previously there
7 was a fuel tank or fuel container; so it's
8 quite unappealing. The idea is to remove
9 all of that and create kind of a grass and,
10 sort of, paved area for recreational
11 seating, and just make it much more
12 appealing for the general public where they
13 can look out, you know, at the boats on the
14 water, so we're proposing to just -- that's
15 kind of a visual improvement.

16 A lot of what we're talking about
17 doing on the property are also -- some of
18 our design professionals have described
19 Claudio's as three restaurants connected
20 with a blacktop parking lot. The idea is to
21 create a lot more greenery and foliage and
22 just try to make it generally a much more
23 appealing area that's consistent with the
24 rest of the waterfront area of Greenport.

25 What we're going to be doing with

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2 the garbage area that's here now is, we'd
3 like to propose creating a centralized
4 garbage area that's behind the main
5 restaurant; and that area would be a central
6 garbage collection area for all three
7 restaurants, so rather than having trucks
8 come -- there is a separate garbage area for
9 Crabby Jerry's now, there's the main one for
10 the Clam Bar and there's dumpsters for
11 Claudio's Restaurant. The idea is to have
12 one central garbage area so there's one
13 pickup as needed, whether it's daily or
14 every other day; and, again, increase public
15 seating and recreational seating behind the
16 restaurant to make it much more appealing.

17 MR. THOMAS: Would you be losing
18 parking spaces?

19 MR. LOFFREDO: Great question.

20 So currently, Claudio's has ninety-nine
21 parking spaces, plus spaces for motor
22 cycles. After the proposed changes, should
23 they be approved, we're looking at
24 ninety-six spaces and motorcycle parking;
25 but there will be quite a bit more

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2 additional recreational seating on the
3 property throughout.

4 Crabby Jerry's, I'd like to point that
5 out next. There's no significant changes
6 that we're proposing for Crabby Jerry's
7 other than replacement of the current canopy
8 which is in a state of disrepair, it leaks
9 heavily. We've had to close the restaurant
10 on rainy days; so the idea would be, there
11 would just be a new canopy here. We are
12 adding a handicap bathroom. There is no
13 handicap bathroom facility currently, so we
14 would add a handicap bathroom there.

15 We would like to beautify the back area
16 of the restaurant. Currently, when you look
17 at it from Main Street, alls you basically
18 see is a fence; again, that's where the
19 dumpsters currently are. There is some
20 refrigeration and support there. We would
21 like to reconfigure that, make it a bit
22 smaller and then generate, you know, a more
23 appealing-looking turnaround. Again some
24 cobblestone, some grass, some seating areas,
25 perhaps some family gaming, some corn hole

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2 toss or a bocce court or something just to
3 try to create more of a fun component to
4 this area.

5 MR. FOOTE: These improvements for
6 public access, are they intended to be used
7 only for the restaurant customers or is it
8 people who are just strolling around?

9 MR. MATSVOKA: The idea here is, this
10 property sits kind of in between a lot of
11 traffic on the waterfront and connects a lot
12 of activity with the Village; and we see
13 this being more of the campus for the
14 community as a connection both visually and
15 operationally with Mitchell Park. Visually
16 in connecting the greenery so that kind of
17 beautification continues along, kind of, our
18 side of the water.

19 Then these kind of park areas
20 (indicating) there's, as you can see certain
21 areas here with benches. We haven't fully
22 thought thorough this yet, but, you know,
23 open seating where people have picnics. The
24 idea is that this should to be able to be
25 used and available to everyone in Greenport.

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2 We have all of this space, and it does sit
3 smack on the waterfront. How great it would
4 be if everyone could enjoy it, whether
5 they're our customers or not.

6 MR. FOOTE: Kind of inviting more foot
7 traffic and just people participating in the
8 area itself.

9 MR. MATSVOKA: Absolutely.

10 I've owned and operated many
11 restaurants on the South Fork for over two
12 decades. I own land on Main Street. What
13 we noticed this season was because of our
14 contacts there, we have been able to attract
15 a lot of people from the South Fork up to
16 the North Fork and they're like, wow, this
17 place is great; and I think more of that
18 would, not only help our businesses but help
19 the Village in general. When people see
20 that they can come here, it might take a
21 while to get here, and very expensive
22 ferries, but once they get here, you know,
23 you don't have to spend a bunch of money to
24 enjoy yourself for the day.

25 MR. LOFFREDO: Yes.

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2 So the idea is to provide some public
3 seating which would be fantastic. We're
4 also looking at activating this for things
5 like farmers' markets or other types of
6 special events that we can promote which
7 would benefit Greenport and the Village to
8 bring people in for cultural purposes as
9 well. It gives us sort of a utility area
10 that we can sort of energize.

11 So any questions about Crabby Jerry's
12 specifically?

13 (No response.)

14 I guess one of the more significant
15 changes is really what we're proposing for
16 Claudio's and there is an elevation drawing
17 which is -- I don't think it's in this --

18 MR. BROWN: It's not in this.

19 MR. LOFFREDO: It's not in this, but
20 you --

21 MR. BROWN: It's a smaller drawing.

22 MR. LOFFREDO: It's a smaller drawing,
23 so in order to move the process forward, we
24 just submitted that simple elevation
25 drawing, but we currently do have our

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2 architectural team working on additional
3 supporting documents for Landmark's
4 Commission to be able to look at the detail.

5 So in studying some of the historic
6 photos from Claudio's going back to the turn
7 of the century, at different periods there
8 has been either porches or verandas or
9 additional seating, obviously, the water
10 came right up the house at one point. The
11 idea is to sort of energize the restaurant,
12 which, in all truth, is underperforming and
13 try to create more of an outdoor seating
14 area. You know, people love Claudio's but,
15 during the warmer months when Greenport is
16 at it's finest, people want to sit outside
17 and so we find that the restaurant being
18 traditional is dark inside; and while it's
19 great, it's not the most appealing compared
20 to sitting outside; so the idea is to create
21 an outdoor seating area where the motorcycle
22 parking currently exists and that would be,
23 I guess, a wood platform. There would be
24 tables and umbrellas. Obviously, there
25 would be a penetration into the restaurant;

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2 so there would be doors and windows that
3 would be operable that would try to help
4 bring the experience from inside out and
5 outside in.

6 We don't really want to put an awning
7 there because we think it will make the
8 restaurant very dark, so the idea is to do
9 umbrellas and tables, create foliage of some
10 type and improve the seating area for
11 Claudio's itself. It's a great space, just
12 again, it's very dark. And we also find
13 that --

14 What we've learned in our first season
15 is because the motorcycles currently all
16 park in front of the restaurant, if you're a
17 guest sitting at those tables at lunch or
18 dinner and you're trying to have a nice meal
19 and all of sudden somebody kicks up their
20 Harley, it's not the most relaxing dining
21 experience that you can have.

22 And understanding, again, that we have
23 to do a Landmarks presentation, we'd like to
24 restore the exterior of the building to its
25 original colors, which, in our research, is

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2 white with blue trim canopies, they will be
3 the original historic colors. Obviously,
4 any proposed window treatments would have to
5 meet the historic presentation and the
6 integrity of what was there before.

7 MR. FOOTE: Are you keeping the name?

8 MR. LOFFREDO: Of course. We would
9 never change it.

10 MR. FOOTE: I have a question for you.
11 What percentage, roughly, of the revenue,
12 particularly during the summer months is
13 derived from people docking the boats as
14 opposed to people who are coming from the
15 land; do you have a rough idea?

16 MR. LOFFREDO: Are you referring to
17 revenue produced --

18 MR. FOOTE: At the restaurants.

19 MR. LOFFREDO: It's very hard to track
20 because when people come in to eat, we don't
21 know whether they're coming from boats or
22 land; but just looking at the dockage and
23 the amount of linear feet and the amount of
24 boats that can pull up and park, I'd says
25 it's not that significant. It's not that

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2 significant. It's a great experience. It's
3 a great service to have boats pull up and it
4 is a great convenience; but I think a lot of
5 people are arriving by car and on foot.

6 MR. MATSVOKA: As well, just to add to
7 that, most of the guests that come by boat
8 don't only stay at Claudio's. Part of
9 what's difficult is, you know, there is
10 limited space there for boat parking; so
11 when people come, we love them to enjoy
12 Claudio's, but they frequently may spend
13 half their time there and then they go get
14 ice cream or other things in the Village and
15 then return to their boat.

16 MR. FOOTE: I noticed you're adding a
17 pizza place. Are there any other kinds of
18 retail, new retail stores that you will be
19 adding to this plan?

20 MR. LOFFREDO: Great question again.

21 Currently, as you enter the Clam Bar,
22 there was always something of a Clam Bar
23 light or type of very simple food takeout
24 station that was on the right as you walk
25 onto the waterfront. From what we

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2 understand over the years, the Claudio
3 family tried many different concepts there
4 and nothing ever really worked. We did a
5 pop-up with pizza there this summer and
6 again it wasn't particularly successful
7 because at the end of the day, when people
8 walk onto Claudio's property from Main
9 Street, they're gonna go to the Clam Bar or
10 they're going for a lobster roll; they're
11 not going for a slice of pizza or something
12 else.

13 What we're proposing, which will help
14 balance out the parking situation, is to
15 eliminate the Shirt Shack, which is a
16 free-standing structure just next to the
17 garbage area. The idea would be to take
18 that pizza pop-up or a retail food pop-up
19 that's there and turn it into our retail
20 store or shirt store for all the Claudio's
21 products. In the past, at times that's been
22 on, as I understand it, that's been on Main
23 Street and it's also been that free-standing
24 structure in the parking lot. The idea
25 would be to remove the free-standing

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2 structure on the parking lot and create the
3 Shirt Shack at the entrance to the Clam Bar
4 where the Pizza Shack was this year.

5 The Main Street retail spaces, I think
6 we rented them this year, we rented them and
7 mixed success; but again we'd rather control
8 the space ourselves and help to control the
9 experience, rather than rent it to somebody
10 else. And the idea was to bring some great
11 pizza to Greenport, and that was the idea of
12 those two retail spaces.

13 MR. FOOTE: This portion way over here
14 where it says existing building
15 (indicating), is that the bait building or
16 is that off the premises?

17 MR. MATSVOKA: No. This is still on
18 our property. The bait is here
19 (indicating).

20 MR. FOOTE: Okay.

21 MR. MATSVOKA: The saetta building is
22 currently, was previously used as a storage
23 facility.

24 MR. FOOTE: Okay.

25 MR. MATSVOKA: As Stephen was saying

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2 earlier, each restaurant previously was
3 operated in a silo; this causes operational
4 complications and significant increase of
5 traffic. We have five or six different
6 large trucks coming to the property per day
7 to drop off or pick up things. What we
8 would like to do is activate that space as a
9 commissary kitchen to centralize deliveries,
10 processing product and inventory.

11 MR. LOFFREDO: That's another part of
12 our renovation plan. So the saetta building
13 as it's shown on that drawing, and there
14 will be more details to follow. We've
15 actually engaged a commercial kitchen
16 designer to turn the saetta building, as
17 Tora pointed out, into a commissary. And
18 obviously we'd have to renovate the
19 interior. It would have to comply with all
20 health codes. We would be adding three
21 exterior walking boxes and the inside of it
22 would become a temperature-controlled
23 food-prep area and it would basically supply
24 all the other restaurants; so it just
25 creates a lot more efficiency.

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2 Right now it's sort of like a garage in
3 people's house. You know, if you have a big
4 garage, you tend to fill it with things that
5 you don't need; so the idea with the saetta
6 building currently, we've cleaned out quite
7 a bit of it. It tends to be something that
8 accumulates a lot of what doesn't do
9 anything for us; so the idea is to not only
10 create a food-prep area, but it will help to
11 employ more people in Greenport.

12 As we were pointing out in the main
13 restaurant, the idea was to bring the
14 exterior closer to its original state, try
15 to increase revenue in the restaurants.
16 It's underperforming. The idea is to try to
17 give it more of a seasonal experience. The
18 veranda, we think, will be far more
19 appealing than allowing the motorcycles to
20 park there front and center.

21 In the plan, also you'll find that
22 directly across from the restaurant where
23 there is currently just a pier, that's
24 additional recreational seating. So we add
25 some additional public seating there where

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2 people can sit, and if they went and got ice
3 cream, they can sit there, you know, front
4 and center looking at the boats and it's a
5 great seating experience, and that's just
6 directly across from the veranda as well.

7 Then I think we have already talked
8 about the commissary.

9 Lastly, I think I mentioned a central
10 garbage area, and I'd like to just point
11 that out again the idea is to create a
12 centralized garbage refuse facility directly
13 behind Claudio's.

14 Currently on Claudio's property, there
15 is a dumpsters from several of our other
16 neighboring restaurants that I think we have
17 arrangements with those restaurants as well
18 to allow the dumpsters to be there; but
19 their trucks come onto our property to pick
20 up the refuse on a daily basis.

21 MR. MATSVOKA: So in the back of these
22 properties, there is no space between any of
23 the buildings or behind any of the
24 buildings, thus they're forced to rent space
25 from us for the dumpsters.

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2 Again, operationally, we have four
3 different garbage companies coming to the
4 property. This year, three trucks ripped
5 down our power lines, drove into two
6 vehicles and rammed the brand new walking
7 space that we put on the property. As well
8 as, there's two other restaurants that butt
9 up against our property, and because they
10 have no exterior space, they have to use our
11 parking lot to wash down their mats and
12 garbage cans; and there's no drainage in the
13 general area, so they bring all of their
14 mats on a daily basis to our property, wash
15 them all down on our property, leave that
16 debris and oil there while they drag their
17 mats back to their own restaurants.

18 So in an effort to be good neighbors,
19 what we want to do is activate a space in
20 the back of the property that's not visually
21 accessible from the water or to any of our
22 guests that would also include a mat washing
23 area that all of the restaurants and
24 businesses that currently utilize our
25 property could use. We could then

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2 centralize all of the trash. We can keep
3 the area clean, thus avoiding vermin,
4 smells, and a significant amount of liquids
5 that come out of those dumpsters on a daily
6 basis. We would activate this space with
7 drainage and a grease trap, so that this
8 stuff is not just being dumped into the
9 drywells there; and we could limit the
10 number of dump trucks to the property
11 whereas we would facilitate, I think there's
12 five buildings that utilize the property for
13 trash, instead of having, you know, seven or
14 eight dumpsters lining the back of the
15 property, there would be one general area
16 that people could utilize to put their trash
17 away.

18 MR. FOOTE: How do you transfer the
19 trash generated from the two pier
20 restaurants over to the site.

21 MR. MATSVOKA: Great question.

22 Currently, each location had it's own
23 dumpster. There was three here, two here,
24 one or two (indicating) --

25 MR. FOOTE: You're getting rid of these

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2 dumpsters?

3 MR. MATSVOKA: -- over here.

4 Correct.

5 Currently, all of the trash
6 predominantly sitting there, you know, prime
7 real estate, an unwelcoming view as you
8 arrive to Greenport.

9 Each facility would have a small
10 transfer pushcart where every few hours or
11 so, one of the employees in each of the
12 restaurants would bring their trash to this
13 facility and then dump it.

14 MR. LOFFREDO: We have a golf, one of
15 the golf carts would pick up garbage from
16 each restaurant as well.

17 That's basically an overview of the
18 plans that we have.

19 Have I missed anything, Robert?

20 MR. BROWN: Sounds like you got it.

21 MR. LOFFREDO: Got it all okay.

22 Does anyone have any questions or
23 concerns?

24 ACTING CHAIRMAN COTUNGO: Did you go
25 over the new arrangements, proposed

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2 arrangements with your neighbors who use
3 your property; do they know about the plans
4 yet?

5 MR. MATSVOKA: Lucharitos, we currently
6 allow them to utilize the property for
7 additional space. They have contacted us in
8 the past, saying they don't have enough
9 space and they have to travel a long
10 distance to their off-site facility; so we
11 have also allowed them to put an additional
12 storage facility in the back on top of the
13 use for dump trucks, the trash bins.

14 We have five leases in place right now
15 that we inherited from the prior ownership.
16 They are all at different rates, originating
17 at different times. I have not yet had the
18 chance to read through all of those leases,
19 but the idea is to wipe out all of that and
20 to allow them to use for as long as they
21 need this trash facility. There would be no
22 need to have a legal document in place where
23 I'm renting you this amount of square feet
24 for this year and you have to renew it at
25 your expense every year. We would just say,

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2 hey, this is a new, you know, clean and
3 cleanable space that you all can use. We
4 would basically take the cost of the trash
5 shared amongst all of us equally, pro rata.

6 We've had one or two conversations with
7 the gentleman that owns the Frisky Oyster
8 space. We need to sit down and have a more
9 a formal conversation because, again, his
10 building encroaches quite significantly onto
11 ours, so we're still trying to figure out
12 those pieces.

13 ACTING CHAIRMAN COTUNGO: A lot of
14 these things go back for many years, I'm
15 sure.

16 MR. MATSVOKA: Again, I've owned real
17 estate on Main Street in Sag Harbor for at
18 least fifteen years. I've had multiple
19 restaurants there, I'm very aware of these
20 types of situations. We want to be able to
21 provide a solution that works for everyone
22 and helps us too.

23 ACTING CHAIRMAN COTUNGO: Just good to
24 keep them in the process because there will
25 be a public hearing and they're, of course,

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2 invited to speak, so they should know
3 beforehand.

4 MR. MATSVOKA: Indeed.

5 ACTING CHAIRMAN COTUNGO: For
6 everybody's benefit.

7 So how many seats, indoor seats do you
8 have now compared to what you're proposing?

9 MR. BROWN: That doesn't change.
10 Indoors will be what it is.

11 ACTING CHAIRMAN COTUNGO: You're only
12 adding outdoor?

13 MR. BROWN: Yes.

14 MR. FOOTE: How much outdoor are you
15 having?

16 MR. BROWN: In the restaurant, we're
17 adding -- outdoor seating, the veranda
18 seating is one hundred fourteen, the Clam
19 Bar, we're adding fifty-two seats in what is
20 now the party area.

21 MR. FOOTE: Meaning, right now, it's --

22 MR. BROWN: Standing around, yes.

23 MR. LOFFREDO: It's where those two
24 nonconforming stages were.

25 MR. BROWN: In fact, the fifty-two

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2 seats would probably be less occupancy than
3 people milling around.

4 MR. FOOTE: What I like the most about
5 this is that you're making it greener. Is
6 there any way to make it even greener, or do
7 you have a problem with the parking spots?

8 MR. MATSVOKA: If I could add to that.

9 Part of the challenge here, which is a
10 safety component is as you're arriving to
11 the property either from the ferries, the
12 train or the bus, or your driving into the
13 property or your walking into the property,
14 there is kind of a general chaotic element
15 to it. People are just walking in every
16 which direction. There are motorcycles and
17 cars coming and half the parking is actually
18 being utilized by the ten buildings that are
19 behind us; so the beautification process was
20 designed trying to get people to follow a
21 more organized walking path.

22 MR. LOFFREDO: Right, there's
23 pedestrian crosswalks that are indicated on
24 the plan.

25 But I think to answer your question,

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2 we're in the process of, you know, the first
3 part of this was to get your feedback so we
4 understand we're on the right path. Not
5 only is Robert our architect, we also have a
6 New York based architect who has a
7 specialization in hospitality design but has
8 done a lot of resort work and that's the
9 stamp that's also on the block.

10 The idea is that once we know we're in
11 the right direction and more or less the
12 community is happy with what we're doing
13 because we understand the sensitivity of
14 Claudio's and its historic nature, you know,
15 we're going to be retaining a landscape
16 architect as well, then we'll develop that
17 plan more thoroughly, which will, you know,
18 enhance -- obviously we have to look at what
19 we can do because you've got blacktop and
20 landfill --

21 MR. BROWN: And, if I may, in direct
22 response to your question, the only place we
23 can find additional landscape area would be
24 sacrificing parking spaces.

25 MR. FOOTE: I understand that, and

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2 that's why I figured why it was a little
3 minimal.

4 Again, I want to emphasis that from my
5 perspective, I love the concept of making it
6 greener, making it more inviting while
7 maintaining the original concepts and not
8 trying to recreate it.

9 I just feel like my experience as a
10 Greenport resident is that, everyone has
11 trouble parking in Greenport, but when you
12 get to Claudio's, it's a roped-off area, you
13 can only park here if you go to Claudio's
14 restaurants; and it's almost like too many
15 space. And this is not a comment on what
16 the zoning laws, you know, what the local
17 law require in terms of parking, just as a
18 citizen. It would be really nice to see it
19 greener, you know, in that area, it would
20 just really enhance it dramatically.

21 MR. LOFFREDO: And I think one of the
22 things we did this summer was we changed the
23 parking policies where, I think in the past,
24 you paid to park and you then were credited
25 to eat or drink on the property. I think we

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2 eliminated that midway through the summer
3 and we reduced the parking fee and you're
4 not forced to have to eat or drink on the
5 Claudios property. You pay a set fee, and
6 you can park there all day, and you can
7 spend your time around and never spend a
8 dime in Claudio's, and that was something we
9 changed mid-summer after -- you know, again
10 first year is sort of learning how the
11 community would react and how the customers
12 would react; and that was one of the things
13 that we changed so it sort of benefited.

14 As far as the addition of greenery,
15 it's certainly noted. I think as we retain
16 a landscape architect and we understand the
17 types of things that we can plant there
18 based on what's in the ground and whether
19 it's landfill or we actually have something,
20 more substantial in various areas that we
21 can plant higher things that would require
22 roots to grow down and kind of grab more
23 footing. There might be some planters that
24 we'd have to construct.

25 MR. MATSVOKA: There's also some

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2 sensitivities because we're around the
3 water, DEC has some regulations about what
4 kind of things we can do around there.

5 MR. FOOTE: Sea grass. I'm sure you
6 can come up with solutions as far as that's
7 concerned.

8 I just think it would really enhance
9 the community as a general matter.

10 MR. MATSVOKA: A lot of these larger
11 areas -- everything that you see with this
12 here are all new. Everything -- currently
13 there's zero greenery on the property.

14 MR. FOOTE: Right.

15 MR. MATSVOKA: So we're adding all of
16 that. All of this area will also be green
17 (indicating).

18 MR. LOFFREDO: And we'd be doing a
19 combination of paver and --

20 MR. FOOTE: Clearly, you're going in
21 the right direction.

22 I'm just wondering, I think the biggest
23 concern seems to be, we can't reduce too
24 many parking spaces because then we're gonna
25 have a problem with you guys, us guys; and

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2 I'm saying as a member of the Planning
3 Board, I'd rather see fewer parking spaces
4 and more greenery because I always felt, if
5 these spaces are allocated only to Claudio's
6 anyway, they don't need all these parking
7 spaces. It's not like it's public parking
8 where if you subtract parking spaces, you're
9 gonna create a problem in the Village.
10 You're not, I don't think. I rarely see
11 that lot full.

12 MR. MATSVOKA: We get frequent
13 complaints that there's not enough parking.
14 I wouldn't believe it unless I experienced
15 it firsthand this season.

16 MR. FOOTE: Okay.

17 MR. MATSVOKA: Some of the suggestions
18 the landscape architect that we're
19 discussing or talking with now had said that
20 for larger, greener things that we can't
21 plant in the ground, doing planters that we
22 would basically remove in the wintertime may
23 be the best way to do it as a solution
24 because not everything could be grass.

25 MR. FOOTE: You can't plant anything in

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2 the ground or just certain things that you
3 want?

4 MR. MATSVOKA: He made it pretty clear
5 that in order to do that, we have to get
6 some serious approvals because, again, a lot
7 of this is around the water space, you know,
8 so close to the water that his solution was
9 avoid that headache and do large planters
10 that we would basically house inside the
11 building in the wintertime.

12 MR. FOOTE: I see.

13 ACTING CHAIRMAN COTUNGO: Paul, there's
14 no parking issues here?

15 MR. PALLAS: They're not doing anything
16 with the building, so there's no parking,
17 it's preexisting.

18 ACTING CHAIRMAN COTUNGO: Even if
19 they're eliminating, I think he said three
20 spots?

21 MR. PALLAS: I have to review that; but
22 I don't believe so; I would have to double
23 check. I'll check with counsel on that
24 question as well.

25 ACTING CHAIRMAN COTUNGO: Has our

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2 planning consultant reviewed this?

3 MR. PALLAS: Would you like our
4 planning consultant to review this? I can
5 certainly do that in time for whatever
6 hearing you hold, he will have comments in
7 place for that.

8 ACTING CHAIRMAN COTUNGO: I would like
9 that.

10 MR. MATSVOKA: If I may add to that.
11 We cannot eliminate parking and remove the
12 greenery.

13 MR. FOOTE: I hope not.

14 MR. MATSVOKA: I'm just saying, if
15 parking is an issue, we can provide the
16 parking.

17 ACTING CHAIRMAN COTUNGO: He's gonna
18 look into that.

19 MR. LOFFREDO: There will be a balance.

20 MR. BROWN: If I may, as previously
21 built property, we're not building anything
22 new; and I would need some guidance on this,
23 but I was under the understanding that
24 parking is not an issue for a property
25 that's been previously built.

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2 MR. PALLAS: I just want to confirm,
3 that's my understanding as well.

4 MR. BURNS: You're also adding seating,
5 restaurant seating.

6 ACTING CHAIRMAN COTUNGO: On the
7 exterior.

8 MR. BURNS: Where are you going to park
9 the motorcycles?

10 MR. MATSVOKA: We would like to put the
11 motorcycles in an area that doesn't disturb
12 the dining guests; so instead of motorcycles
13 co-mingling with other vehicles on the
14 property --

15 MR. BROWN: Currently they're here, we
16 would move them up here (indicating).

17 MR. THOMAS: Where everyone does that
18 turnaround?

19 MR. MATSVOKA: Yeah. Basically, the
20 idea is somewhere in this area here to keep
21 them there (indicating), rather than
22 motorcycles coming in and crossing paths
23 with other trucks and cars.

24 MR. LOFFREDO: If there are no more
25 questions, we look forward to your feedback

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2 and comments.

3 MR. FOOTE: I just want to say that I'm
4 pleased with the direction that you're
5 taking it in. You know, obviously this is a
6 fundamentally important project for the
7 community, and I like where you're going
8 with it so far.

9 MR. LOFFREDO: Glad to hear that. I
10 think the owners obviously are very vested
11 in the community, and I know there were a
12 lot of rumors circulating that we had all
13 these lofty plans to do away with Claudio's,
14 but as you can see, that's not the case.
15 The goal is to create more of a
16 family-oriented fun place but also improve
17 the quality of the overall experience and
18 really help to enhance Greenport.

19 Thank you. Thank you very much.

20 MR. PALLAS: If I may. Just two items.
21 Just for clarification, the pizza place on
22 Main Street, that's not part of this
23 specific application or it is?

24 MR. LOFFREDO: It would be.

25 MR. MATSVOKA: I think it is.

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2 MR. PALLAS: When we first discussed
3 it, I didn't think it was, I apologize.

4 ACTING CHAIRMAN COTUNGO: Right because
5 it says future on the plans, if it was
6 not --

7 MR. MATSVOKA: We don't have specific
8 plans for it yet. The idea is to eliminate
9 it from there and put it here (indicating).
10 That's the idea, but we don't have detailed
11 plan on it.

12 ACTING CHAIRMAN COTUNGO: I guess when
13 the time comes, we would have to know if
14 they were gonna sell alcohol there, hours of
15 operation.

16 MR. PALLAS: Just as a point of
17 information for the Board, as noted in the
18 agenda and as stipulated earlier, the part
19 of the property that's in the Historic
20 District is the physical restaurant building
21 itself; the rest of the property is not. So
22 virtually, I would say, probably ninety
23 percent of the work going on is not in the
24 Historic District, but the exterior wall
25 where the outdoor work is planned will be

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2 referred to the Historic Preservation
3 Commission, just so you're aware.

4 ACTING CHAIRMAN COTUNGO: Is that the
5 next step for us to refer them to Historic?

6 MR. PALLAS: You wouldn't need to do
7 that, that would be automatic on our part.

8 ACTING CHAIRMAN COTUNGO: That's your
9 next step.

10 MR. LOFFREDO: We actually will be
11 meeting with the ownership on Monday and as
12 of Monday, we'll be going full-steam ahead
13 preparing all the details you need for the
14 Historic District approvals. And tomorrow
15 our kitchen designer is being retained and
16 we're moving forward as aggressively as
17 possible to provide all the details you
18 need.

19 MR. PALLAS: Planning Board can
20 continue this process while that's going on,
21 so if you want to schedule the hearing now
22 or wait 'til next week, that's up to you.

23 ACTING CHAIRMAN COTUNGO: Schedule it
24 for January.

25 MR. PALLAS: Yes.

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2 ACTING CHAIRMAN COTUNGO: I'd like to
3 schedule a public hearing for January 3,
4 assuming we get information from you and
5 from our consultant.

6 MR. PALLAS: I will speak to him
7 tomorrow.

8 ACTING CHAIRMAN COTUNGO: I guess to
9 verify, parking is not an issue to be on the
10 safe side, as long as we have all that,
11 we'll be glad to see you on January 3.

12 I won't be here.

13 MR. LOFFREDO: Again, thank you very
14 much.

15 ACTING CHAIRMAN COTUNGO: Motion to
16 schedule the public hearing for this
17 application, January 3.

18 MR. FOOTE: Second.

19 ACTING CHAIRMAN COTUNGO: All in favor?

20 MR. BURNS: Aye.

21 MR. THOMAS: Aye.

22 MR. FOOTE: Aye.

23 ACTING CHAIRMAN COTUNGO: Aye.

24 I adjourn this meeting.

25 (Time noted: 5:25 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 November 29, 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 29th day of November, 2018.

Stephanie O'Keefe

STEPHANIE O'KEEFFE

ACTING CHAIRMAN

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