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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

May 26, 2016
5:00 p.m.

B E F O R E :

DEVIN McMAHON - CHAIRMAN

BRADLEY BURNS - MEMBER

PETER JAUQUET - MEMBER

LUCY CLARK -- MEMBER

JOSEPH PROKOP - VILLAGE ATTORNEY

GLYNIS BERRY - PLANNING BOARD CONSULTANT

EILEEN WINGATE - VILLAGE BUILDING INSPECTOR

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1
2 CHAIRMAN McMAHON: This is Village
3 of Greenport Planning Board Work
4 Session, May 26, 2016.

5 Item Number 1 is 2 Front Street.

6 Motion to accept the use
7 evaluation application from Crazy Four
8 Inc., represented by Callie Brennan,
9 President.

10 The applicant proposes to reopen 2
11 Front Street, formerly The Coronet,
12 under the name Crazy Beans.

13 The proposed restaurant use is a
14 permitted use in the CR, Commercial
15 Retail Zone.

16 The property is located within the
17 Historic District and is subject to
18 coordinated review.

19 Suffolk County Tax Map number
20 1001-4-10-17.

21 No physical changes appear to be
22 proposed for the space except for the
23 replacement of tables and chairs and
24 replacement of the awning. The current
25 layout incorporates 60 seats.

1
2 A sign permit is needed if new
3 signage will be introduced. Since the
4 project is in the Historic District,
5 the Historic Preservation Commission
6 will need to approve the sign permit.

7 There is no indication on the plan
8 of how the trash will be handled, so
9 you need to have that in the final
10 proposal.

11 Did anyone want to speak on this?

12 MR. MARTINO: Hello.

13 CHAIRMAN McMAHON: Hello.

14 MR. MARTINO: How are you?

15 I'm Tim Martino. Callie and I --

16 CHAIRMAN McMAHON: Before you step
17 down and for anyone else who wants to
18 speak tonight, if you can just sign
19 your names so the stenographer can have
20 everyone's information.

21 MR. MARTINO: Sure.

22 So we own two Crazy Beans
23 restaurants. We have one in Miller
24 Place opened about four years ago. We
25 opened a store in Stony Brook Village

1
2 two years ago. I also own a technical
3 machine shop.

4 We are just looking to bring the
5 Crazy Beans out to Greenport, which is
6 one of our favorite spots. We would
7 offer breakfast and lunch and bring our
8 Crazy Beans name out here. We look
9 forward the working with the Village.

10 CHAIRMAN McMAHON: Does any member
11 of the Board have any questions or
12 comments?

13 MR. BURNS: I have one.

14 Can't you consider leaving the
15 name Coronet on it; we have seen that
16 for how many years, a hundred years?

17 MR. MARTINO: Yes.

18 Since '49. We will leave the
19 plaque that says Coronet Circa 1949
20 above the front door, but Crazy Beans
21 is our brand.

22 MR. BURNS: I was sort of talking
23 facetious because I know you need to
24 change whatever needs to be changed to
25 your brand and so forth.

1
2 CHAIRMAN McMAHON: This seems to
3 be pretty straight forward; it's been
4 essentially the same use since 1949.
5 It seem like you're planning on doing
6 roughly the same thing.

7 MR. JAUQUET: Did you gut the
8 inside?

9 MR. MARTINO: No.

10 We are not making any great big
11 changes on the inside, only cosmetic.
12 Our theme, the Crazy Beans's theme is
13 retro '50s, black and white tiles, and
14 so on. It's fun.

15 CHAIRMAN McMAHON: So it's an
16 older, a retro feel to the place?

17 MR. MARTINO: Yes.

18 MR. JAUQUET: Where are the other
19 ones; Miller Place and where else?

20 MR. MARTINO: Stony Brook.

21 MR. JAUQUET: Stony Brook.

22 MR. MARTINO: In the little Stony
23 Brook Village, corner of the Stony
24 Brook Village Center.

25 Anything else?

1
2 CHAIRMAN McMAHON: Any other
3 questions?

4 (No response.)

5 MR. MARTINO: Okay.

6 CHAIRMAN McMAHON: Just one thing
7 to your plan. However you are going to
8 be handling your trash, I don't know if
9 it's on site or continuing however it's
10 been handled, I'm sure that's fine;
11 just include that in your plans.

12 MR. MARTINO: Absolutely.

13 CHAIRMAN McMAHON: Anything else?

14 (No response.)

15 I'm going to make a motion that we
16 move on to the next item.

17 Do I have a second for that?

18 MS. CLARK: Second.

19 CHAIRMAN McMAHON: All in favor?

20 MR. JAUQUET: Aye.

21 MR. BURNS: Aye.

22 MS. CLARK: Aye.

23 CHAIRMAN McMAHON: Motion carries.

24 Item Number 2 is 219 Main Street.

25 Motion to accept the use

1
2 evaluation application from Juniper
3 Spirit Merchants, represented by Robert
4 Place. The applicant proposes to reopen
5 219 Main Street, Claudio's Liquor
6 Store, under the name Spirited Wine and
7 Liquor.

8 The proposed use is a permitted
9 use in the CR, Commercial Retail Zone.

10 This property is located within
11 the Historic District and is subject to
12 coordinated review.

13 Suffolk County Tax Map number
14 1001-4-10-22.2.

15 Again as with the last
16 application, no physical changes appear
17 to be proposed for the space.

18 A sign permit has been initiated
19 but no details were presented. Since
20 the project is in the Historic
21 District, the Historic Preservation
22 Commission will need to approve the
23 sign permit.

24 Again, no indication of how trash
25 would be handled was indicated on the

1
2 submittal.

3 Also, the hours of operation were
4 not indicated.

5 Other than that, I don't have any
6 other notes.

7 Does anyone have any comments or
8 questions with regard to this? Is
9 there anyone that would like to speak?

10 MR. PLACE: I'm Robert Place.

11 Like I said, I'm looking to open
12 up the liquor store to do basically
13 what it was doing before. Our
14 selection is going to be a little bit
15 more on artisanal liquors, local, from
16 abroad, smaller distilleries, things of
17 that nature.

18 In terms of trash, it's primarily
19 recycling cardboard.

20 I'm not sure if there's any other
21 questions that the Board has.

22 CHAIRMAN McMAHON: Not right now.

23 Essentially, again similar to the
24 last application, it's been a liquor
25 store as long as I'm aware of. The

1
2 only thing you will need to do because
3 it's in the Historic District is
4 whenever you have signage completed,
5 you need to the submit the proper sign
6 application.

7 MR. PLACE: Okay.

8 CHAIRMAN McMAHON: You will have
9 to go through the Historic Preservation
10 Commission.

11 MR. PLACE: Okay.

12 CHAIRMAN McMAHON: Other than
13 that, anyone with comments or
14 questions?

15 (No response.)

16 Okay. I'm going to make a motion
17 to move on to the next item.

18 Do I have a second for that?

19 MS. CLARK: Second.

20 CHAIRMAN McMAHON: All in favor?

21 MR. JAUQUET: Aye.

22 MR. BURNS: Aye.

23 MS. CLARK: Aye.

24 CHAIRMAN McMAHON: Motion carries.

25 Item Number 3 is Row off Front

1
2 Street.

3 Motion to accept use evaluation
4 application from William F. Claudio
5 Inc., represented by Janice Claudio.

6 The applicant proposes to use the
7 east side of the applicant's dock to
8 offer boats for sale.

9 The proposed use is a permitted
10 use in the CR, Commercial Retail Zone.

11 This property is not located in
12 the Historic District.

13 Suffolk County Tax Map
14 1001-5-4-25.

15 I do have a couple questions on
16 this one.

17 It doesn't appear any physical
18 changes were proposed to the property.

19 There is a note here that in the
20 past signage and wind-blown flyers were
21 issues.

22 First I'm aware of that, we should
23 expand on that.

24 A sign permit should be
25 incorporated as part of this

1
2 application.

3 There are questions as to is there
4 going to be someone physically present?
5 If so, what will the hours of operation
6 be; and where will they be located?
7 Will there be any physical furniture of
8 structures introduced? If there
9 temporary, where will they be stored at
10 night? Will there be any storage of
11 boats, trailers, or other items on
12 land?

13 This parcel is unusual, as it's
14 basically an extension of the park or
15 thoroughfare.

16 While the sale of boats appears to
17 be an allowed use, fitting the marine
18 character of the W-C zoning, this use
19 can impact the transient nature of the
20 dockage serving and economically
21 supporting the Village. This proposal
22 is minor to the overall dockage, but
23 may set a precedence. Discussion of a
24 cap for the percentage of slips
25 assigned to sales on docks serving the

1
2 Village might be appropriate to
3 preclude the future conversion of a
4 high percentage of the dockage from
5 transient use. At the same time,
6 support of economic viability and
7 flexibility for property owners with a
8 seasonal restriction should also be
9 respected.

10 With regards to this last
11 statement, I think it would be the
12 purview of the Board of Trustees to
13 discuss any limits on percentage of
14 slips used for transient or personal;
15 that's not really for this Board to
16 decide.

17 Other than that, I don't have any
18 further notes.

19 Jan, would you like to speak?

20 MS. CLAUDIO: Sure.

21 I am Janice Claudio.

22 So Claudio's Marina runs three
23 restaurants and last year we positioned
24 some boats on the western and northern
25 corner of our property. It is not more

1
2 than four boats at any time. It was a
3 leased space to Strong's Marina, so
4 they had boats. It's kind of an added
5 activity for the waterfront. They did
6 staff it with one or two people. There
7 are no trailers on the property. They
8 leave after the Maritime Festival.
9 They're all new boats, and it's just
10 kind of fun.

11 I don't remember your other
12 questions.

13 CHAIRMAN McMAHON: Will there be
14 any sandwich boards or placards or any
15 sort of --

16 MS. CLAUDIO: They mounted a TV on
17 one of the pilings, and they ran a
18 looping video last year; so there was
19 that.

20 During the Maritime Festival, a
21 table was set up, also on our land, and
22 they had brochures just because that
23 was a bigger event going on with that;
24 but no, they stay on the boats. They
25 give people rides on the boats if

1
2 they're interested. Most of the deals
3 actually get concluded at Strong's.
4 It's just a way to show boats in the
5 water for them in a kind of populated
6 area.

7 For us it's a way of increasing
8 activities on the property. It's a
9 little corner of the dock. It doesn't
10 effect the transient dock so much
11 because it's a little space.

12 MR. JAUQUET: You had boats there
13 last summer.

14 MS. CLAUDIO: We did.

15 MR. JAUQUET: It said Strong's, I
16 remember the loop, the video loop; and
17 they were all in the water.

18 MS. CLAUDIO: Right.

19 MR. JAUQUET: I remember it, maybe
20 that's from Maritime.

21 MS. CLAUDIO: There might have
22 been one trailer.

23 MR. JAUQUET: Yeah, I think --

24 MS. CLAUDIO: I would encourage
25 that truthfully, but I can't remember

1
2 if there was.

3 MR. JAUQUET: They had maybe two
4 or three --

5 MS. CLAUDIO: Right. And they
6 have one of the salesperson signs and
7 then (inaudible) they got a second
8 person.

9 There is a camera on that's on our
10 building so that we can be watching all
11 the time. It's a little lease thing
12 from, well they're not even setup for
13 Memorial Day, but in theory, it should
14 be Memorial Day up to Maritime.

15 CHAIRMAN McMAHON: To me, it seems
16 to be fitting to the character of the
17 Village.

18 MS. CLAUDIO: We're a little
19 marina and we have boats, that's what
20 we do.

21 CHAIRMAN McMAHON: Does anyone
22 from the Board have --

23 MR. BURNS: For clarification,
24 it's actually on the west side of the
25 dock.

1
2 MS. CLAUDIO: No. It's on the
3 west side of our big dock, on the east
4 side of our little dock, in front of
5 that gray building. It was the
6 building for, you know it was the
7 machine shop from the -- historically
8 it was --

9 CHAIRMAN McMAHON: The bait shop.

10 MS. CLAUDIO: Next to the bait
11 shop.

12 MR. JAUQUET: Next to the bait
13 shop.

14 MS. CLAUDIO: It's next to the
15 bait shop.

16 MR. JAUQUET: It's a storage
17 building, it's really very nondescript.

18 MS. CLAUDIO: Right, gray.

19 MR. JAUQUET: Is there a pier in
20 there on the, just on the west where
21 you have the --

22 MS. CLAUDIO: Yes. A little,
23 like, small dock.

24 MR. JAUQUET: It's a little --
25 it's a floating dock.

1
2 MS. CLAUDIO: No, it's a
3 stationary dock. It's part of the
4 machine shop which is what that gray
5 building was of ours; it's not storage.
6 The Mills owned it before us. We
7 bought it in 1982, the Claudio family
8 from the Mills; and before that, it was
9 a machine shop for the Holtz family
10 (phonetic).

11 MR. JAUQUET: Do we have any
12 concern about signage, video monitors
13 and that, or is it --

14 CHAIRMAN McMAHON: I think the
15 video monitors are on their building
16 existing.

17 MS. CLAUDIO: It's on our piling.

18 CHAIRMAN McMAHON: The camera and
19 any electrical stuff, that should be
20 indicated on the plan.

21 MS. CLAUDIO: That's not even --
22 that's on the building itself; that's
23 not even on the water. It's on the
24 building that looks at the water. It's
25 a security camera.

1
2 CHAIRMAN McMAHON: You said there
3 was a TV with --

4 MS. CLAUDIO: That's on the
5 piling.

6 CHAIRMAN McMAHON: So that
7 would -- you just want to note that in
8 the application.

9 So that would connect to your
10 electric?

11 MS. CLAUDIO: Yes. It's connected
12 with an outlet and cord.

13 CHAIRMAN McMAHON: It's not in the
14 Historic District.

15 MR. JAUQUET: I see.

16 MR. BURNS: Long as it doesn't
17 interfere with traffic coming in and
18 out of the Village.

19 MS. CLAUDIO: No. It's in the
20 corner there.

21 CHAIRMAN McMAHON: It's primarily
22 just the boats being docked there.

23 MS. CLAUDIO: It's primarily
24 showing their boats in the water for
25 Strong's and picking up on our, you

1 know, business.

2
3 CHAIRMAN McMAHON: Anyone have any
4 questions or concerns?

5 (No response.)

6 So I'm going to make a motion to
7 move on to the next item.

8 Do I have a second?

9 MS. CLARK: Second.

10 CHAIRMAN McMAHON: All in favor?

11 MR. JAUQUET: Aye.

12 MR. BURNS: Aye.

13 MS. CLARK: Aye.

14 CHAIRMAN McMAHON: Motion carries.

15 Item number 4 is 440 First Street.

16 Just a slight correction to make
17 in this, it originally said
18 consideration and possible action on
19 the revised sketch plan; it actually
20 should read continued discussion and
21 possible action to consider sketch
22 plan.

23 Applicant Eric Urban has revised
24 the site plan for sub-division
25 originally submitted on June 8, 2015.

1
2 The proposed subdivision would divide
3 the existing 13,627-square-foot lot
4 into two parcels. Parcel 1 would be
5 11,405-square feet and include the
6 existing single-family house. Parcel 2
7 would be 2,222-square feet and include
8 the existing two-story frame carriage
9 house.

10 This sub-division would create two
11 sub-standard lots and other
12 nonconformities on both parcels
13 requiring Zoning Board of Appeals
14 variance approvals.

15 This property is located within
16 the Historic District and is subject to
17 coordinated review.

18 Suffolk County Tax Map number
19 1001-4-7-1.

20 As we noted the last time this
21 application was before us and as the
22 applicant has noted in the materials
23 they submitted, this would have to be
24 denied by this Board because it is
25 creating two substandard lots. We do

1
2 not have the authority to approve it,
3 you have to go before the ZBA.

4 We're going to allow anyone who
5 wants to speak on it, to speak today. I
6 do want to just note for the record's
7 sake that you would need to be
8 convincing the ZBA to approve the
9 variances, then it would possibly come
10 back to us after the fact, but it's
11 really not up for us to decide whether
12 or not to allow the variances, so let
13 me just read off a couple of the
14 issues.

15 Some of issue of nonconformance:

16 The proposal is to subdivide the
17 existing lot into two lots. The
18 existing lot is 100 feet by 136.25
19 feet. The total parcel size is
20 13,627-square feet.

21 Further, it is a corner lot so
22 that gets some additional difficulties
23 for the proposed subdivision. As per
24 Chapter 150 Zoning Code of Village of
25 Greenport Article 5, District Bulk and

1
2 Parking Regulations, the schedule of
3 regulations 150-12, the existing lot
4 size complies with current code, but
5 the subdivision would not comply with
6 the following:

7 The minimum lot area required for
8 either a one-family or two-family
9 dwelling is 7,500-square feet. If
10 divided, the lot sizes would be 11,405
11 for one lot but only 2,222-square feet
12 for the second, introducing
13 nonconformance where there was none,
14 representing only 29.6 percent of the
15 minimum requirement or a 70.4 percent
16 variance.

17 The larger lot will still support
18 a two-family residence. The smaller
19 one, just a one-family home. There is
20 a potential exemption that would allow
21 a two-family dwelling on the even
22 smaller lot, although minimum square
23 footage for dwelling areas would be
24 difficult to meet. This means that the
25 lot could support three dwelling units

1
2 if subdivided. The original lot size
3 does not support multi-family housing,
4 a conditional use, as the lot size of
5 less than the 15,000-square feet is
6 required, and that's section 160-8B,
7 subsection 2B of the Village Code.

8 Item number 3, article eight
9 Nonconforming Uses and Nonconforming
10 Buildings 150-20, Subsection A5 reads:

11 Shall not be re-established if
12 such use had been changed or replaced
13 by a conforming use. There is no
14 inherent right to re-establish
15 nonconforming lots.

16 Item number 4, the minimum lot
17 width is 60 feet. If divided, the
18 width of the small lot would only be 45
19 feet, needing a variance of 25 percent.

20 The Minimum lot depth for a lot in
21 R-2 is 100 feet. The smaller lot only
22 has a depth of 50 feet, representing a
23 50 percent variance. The larger lot
24 would have a portion of its depth
25 reduced to 91.3 feet, 8.7 percent

1
2 variance. Both introduce
3 nonconformance where there was none.

4 Item number 6, one side yard needs
5 to be a minimum of ten feet, with the
6 aggregate being 25 feet. If the lot
7 were to be subdivided, the side yard of
8 the small lot is nonconforming. Also
9 the distance between the existing house
10 and the lot line is only 7.3 feet.

11 Item 7, the rear yard required is
12 30 feet. If one includes the right of
13 way as the property of Parcel 1, then
14 this is met for the large lot, but not
15 for Parcel 2.

16 Number 8. The lot coverage
17 maximum is 30 percent in an R2 zone.
18 The footprint of the garage is 618.84.
19 This is 27.8 percent, so the existing
20 garage complies.

21 The minimum livable area is
22 1,000-square feet. This needs to be
23 calculated according to the definition
24 of Floor Area, Livable in Section 150-2
25 as the building does not appear to meet

1
2 this minimum requirement.

3 If subdivided, it is conceivable
4 that the owner of Parcel 2 may want to
5 build up. Since the setback does not
6 appear to be compliant with the
7 five-foot setback for accessory
8 structure, increasing the height of a
9 principal structure so close to the lot
10 line could have a negative impact on
11 adjacent properties.

12 As stated before, this project
13 will need to be forwarded to the Zoning
14 Board of Appeals. This property is in
15 the Historic District, so any physical
16 changes to the structure will need to
17 be presented and approved by the
18 Historic Preservation Commission.

19 Financial Hardship, this property
20 is not the primary residence of the
21 owner. It may also be used as a
22 two-family residence without
23 subdivision.

24 There is some additional
25 information requested, I don't know if

1
2 you'd like to speak on this before I
3 read off some of the other items.

4 There are just some additional items
5 that are more information.

6 MS. MOORE: Go ahead.

7 CHAIRMAN McMAHON: Number 1, show
8 parking for two cars for each parcel
9 and any proposed changes to the access
10 drive.

11 Please correct and give dimensions
12 for the right of way, a dashed line
13 does not appear to be 25 feet from the
14 lot line as the house setback from the
15 east lot line is 47.8 feet and the
16 current line does not appear to be over
17 50 percent of the setback.

18 The 25-foot setback cited for the
19 garage from the west boundary of Parcel
20 2 does not seem to be accurate. Please
21 give the distance from the garage to
22 all property lines.

23 Provide lot coverage for both
24 lots.

25 Calculate the livable area of the

1 garage, using the definition in section
2 150-2.
3

4 Provide a compliance table for
5 both lots.

6 We can give you all this.

7 MS. MOORE: Please.

8 CHAIRMAN McMAHON: Would you like
9 to speak?

10 MS. MOORE: Good evening Patricia
11 Moore. Eric Urban is here as well.
12 Thank you for discussing the
13 application with us. We do welcome
14 your comments.

15 The last time we were here, there
16 was some discussion about the desire
17 to, Mr. Urban's desire or dream would
18 be to renovate both structures.
19 Realistically, financially it may be
20 impossible to renovate the main house,
21 and one of the comments that was made
22 at that meeting was leave enough
23 acreage so that if somebody wanted to
24 make a B&B out of the larger structure
25 or some other use that would be

1
2 acceptable and allowed in the code to
3 leave enough acreage for that. Also
4 there is some beautiful trees that
5 provide esthetics here on this property
6 and in order to do that, that's why we
7 shrunk the building on Parcel 2 because
8 the goal would be to just take the
9 carriage house and convert that as a
10 dwelling on that parcel, leaving all of
11 the remaining land on Parcel 1 to give
12 the maximum flexibility for that house
13 to be renovated and adopted for use of
14 that building, so this is very unique
15 in the sense that we have two existing
16 structures, we are -- certainly we
17 could have come to the Board or will go
18 to the Zoning Board with a much more
19 even lot between the two parcels;
20 however, to create two more evenly
21 sized parcels would undermine and
22 possibly impede the redevelopment of
23 Parcel 1, the big house, which is
24 really the emphasis here.

25 So we will welcome those comments,

1
2 we'll take them back with us. I'm sure
3 they are many of the same issues and
4 comments the Zoning Board would want us
5 to address, so that gives us a good
6 outline of the information that we will
7 present to the Zoning Board, so that
8 would be our next step.

9 CHAIRMAN McMAHON: Yes.

10 MS. MOORE: We're here really to
11 get any additional comments you might
12 have, that will very helpful to us.
13 The first time it was before you, we
14 didn't have that detail, but this time
15 that amount of detail would be helpful.

16 CHAIRMAN McMAHON: We can provide
17 you a copy of this.

18 MS. MOORE: Very useful. Thank
19 you.

20 MR. JAUQUET: I have a couple of
21 questions.

22 MS. MOORE: Sure. Go ahead.

23 MR. JAUQUET: How much is it going
24 to cost you to renovate that house --

25 MS. MOORE: It costs --

1
2 MR. JAUQUET: Have you ever had
3 anybody look into that because it's
4 Historic District, that's a big factor
5 in the whole idea.

6 MS. MOORE: Right.

7 MR. JAUQUET: Us and the Zoning
8 Board of Appeals.

9 MS. MOORE: I'm sure.

10 MR. JAUQUET: So what's the idea
11 there?

12 MS. MOORE: Eric.

13 MR. URBAN: There is a significant
14 amount of money that's going to have to
15 go into the main house; and number two
16 --

17 MR. JAUQUET: Have you had an
18 engineer come in and give you a number?

19 MR. URBAN: I've had architects
20 and --

21 MR. JAUQUET: What are they saying
22 it is?

23 MR. URBAN: You know, I did this
24 over a period of time, and obviously
25 there were, numbers have changed,

1
2 economic decisions and timeframe have
3 changed. I'm going have do get a lot
4 of that updated, okay, but obviously,
5 money was always a factor.

6 MS. MOORE: He's asking like
7 budget-wise, just generically.

8 MR. URBAN: Let's put it this way,
9 I mean if I can't do both the way this
10 is, it's not going to work out.

11 MR. JAUQUET: Right.

12 MR. URBAN: If it doesn't give me
13 the opportunity, otherwise my risk is
14 too high and I won't do it.

15 MS. MOORE: I think at the last
16 hearing, in our last presentation, we
17 gave you the update of what had already
18 been invested. If I remember off the
19 top of my head, you will remember
20 better, there was a whole side of the
21 building that had been reconstructed;
22 the roof was new, electrical, I
23 think --

24 MR. URBAN: Electrical, plumbing,
25 sewer line, everything.

1
2 MR. JAUQUET: How close is it to
3 being a teardown?

4 MR. URBAN: Far from it.

5 MR. JAUQUET: I mean, you know,
6 these things collapse at some point,
7 but you have done a lot of remedial
8 work, so it's like in between.

9 MS. MOORE: Yes.

10 MR. JAUQUET: It's like in between
11 being a wreck and not a wreck.

12 MS. MOORE: Well, it's far from
13 being a wreck in that all the
14 infrastructure, the things you don't
15 see, that investment has been done.
16 The porch was, you know, questionable
17 about the structural soundness, so it
18 was really just the porch, and that was
19 structurally supported so that it
20 wouldn't be an issue, but that's
21 cosmetic more than structural.

22 Ideally, do you replace all the
23 clapboard or do you paint it or do you
24 replace windows or do you improve the
25 windows that are there? It's financial

1
2 decisions that are going to be made and
3 it depends really on the pocket of the
4 individual.

5 MR. JAUQUET: I was just wondering
6 if you had the numbers.

7 My other comment is, the trees
8 seem like a big problem.

9 MS. MOORE: In what way?

10 MR. JAUQUET: In the fact that
11 they overwhelm the property. My
12 opinion is that I would take those
13 trees out and reveal the house for what
14 it is like the other captain's house on
15 First Street. That's my opinion.

16 MS. MOORE: That is not my
17 thinking.

18 MR. JAUQUET: It's just my
19 opinion.

20 MS. MOORE: I think it's funny
21 because I would hear the complete
22 opposite opinion from another Board
23 member.

24 MR. URBAN: I personally can't
25 speculate on what somebody else might

1
2 do. I can tell you what I'm trying to
3 do.

4 MS. MOORE: I mean, can those
5 trees be trimmed? Yes. But taking
6 them down, I mean, I don't know.

7 MR. URBAN: I believe the trees
8 lend character; and I'm going to keep
9 them. That's all in the site plan.

10 MS. MOORE: The whole reason we
11 changed the design was because we
12 sensed that there was a lot more
13 interest in preserving those trees than
14 in removing them; and even though we
15 could certainly create a lot line
16 through covenant to put a condition on
17 the removal of trees and preservation
18 of trees.

19 MR. JAUQUET: Yeah well, maybe a
20 botanist or an engineer, it's just that
21 all the shadow, you know, creates a
22 paint job every year with a building
23 like that, all the moisture and algae
24 that grows on there. That's why I
25 brought it up because it seems to be a

1
2 problem with the site.

3 MR. URBAN: It's one of the big
4 reasons why I considered going for a
5 very expensive roof on that house.

6 MR. JAUQUET: Yeah.

7 MS. MOORE: Any other questions?

8 CHAIRMAN McMAHON: Questions?
9 Comments?

10 (No response.)

11 MS. MOORE: Will those comments be
12 sent to us?

13 CHAIRMAN McMAHON: We will have
14 them sent.

15 MS. MOORE: Thank you.

16 And then we'll proceed with the
17 Zoning Board of Appeals.

18 Thank you.

19 CHAIRMAN McMAHON: Is there
20 anybody else who wants to speak on this
21 motion before we move on?

22 (No response.)

23 Okay.

24 I'm going make a motion to the
25 move on to the next item.

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Do I have a second?

MR. JAUQUET: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MS. CLARK: Aye.

MR. BURNS: Aye.

CHAIRMAN McMAHON: Motion carries.

Item number 5 is 211 Carpenter Street.

Continued discussion on the application for site plan review. David Kapell, representing Old Shipyard LLC, located at 211 Carpenter Street, has proposed to convert an existing two-story building into a first-floor tasting room and one second-floor apartment. The property is in the CR, Commercial/Retail District.

Both uses are permitted in the CR Zone. The property has been vacant for some time. All mixed-use buildings are required to have a fire suppression system by the NY State Fire Prevention and Building Code. The property is

1
2 located in the Village Historic
3 District and is subject to coordinated
4 review.

5 Suffolk County Tax Map number
6 1001-4-10-11.

7 I don't see either of the
8 applicants, the applicants or its
9 representative here.

10 Anyone have any comments or
11 questions on this? We had requested a
12 few minor issues with regards to the
13 right of way, and handicap
14 accessibility; they said they would be
15 addressing that.

16 I'm going to make a motion to move
17 on to the next item.

18 Do I have a second for that?

19 MS. CLARK: Second.

20 CHAIRMAN McMAHON: All in favor?

21 MR. JAUQUET: Aye.

22 MR. BURNS: Aye.

23 MR. PLACE: Aye.

24 CHAIRMAN McMAHON: Motion carries.

25 MS. WINGATE: Is this tabled until

1
2 next month?

3 CHAIRMAN McMAHON: If they want
4 to -- I mean, I think we would keep it
5 on the agenda for next week. If they
6 want to speak on it at that time, they
7 can, but otherwise.

8 Item number 6 is 300-308 Main
9 Street.

10 Continued discussion on the
11 application for site plan review. An
12 amendment to the previous site plan is
13 required. The previous site plan was
14 approved on November 4, 2015. The
15 applicant Robert I. Brown, Architect is
16 representing Stirling Square LLC, Brent
17 Pelton.

18 The applicant has proposed to
19 remodel four existing apartment units
20 into an additional five temporary
21 residential inn units, and one handicap
22 accessible unit on the ground floor,
23 bringing the total of rental rooms for
24 American Beech Inn to 11 rooms.

25 The proposal includes a renovation

1 of Suite 308C, a ground-floor space,
2 into a lobby for the Inn, incorporating
3 a new glass facade with interior and
4 new exterior seating and a water
5 feature in the courtyard.
6

7 The proposal includes additional
8 bluestone hard scape for easier
9 handicap accessibility and several
10 ramps providing accessibility to each
11 of the commercial units.

12 The proposal has specified a
13 retractable awning over the existing
14 cedar trellis which covers the dining
15 patio at the American Beech Restaurant.

16 The plan also calls for an
17 extension of the wood pergola to the
18 north. The property is located in the
19 Village of Greenport Historic District
20 and is subject to coordinated review.

21 The Historic Preservation
22 Commission reviewed the proposal at the
23 April 4, 2016 HPC meeting and approved
24 the change in facade, but asked the
25 applicant to explore other options for

1 the dining patio.

2
3 The Historic Preservation
4 Commission has asked that the project
5 remain on the agenda pending an
6 alternative to the retractable awning.

7 All additional changes to the site
8 plan will be reviewed at the June HPC
9 meeting.

10 Suffolk County Tax Map number
11 1001-4-7-29.1.

12 I don't believe I have any notes
13 on this.

14 Do we have any revised notes or
15 changes to the original comments that
16 we had the last time?

17 MS. WINGATE: You have a set of --

18 CHAIRMAN McMAHON: I know, but
19 there was an additional --

20 MS. WINGATE: Additional notes,
21 no.

22 CHAIRMAN McMAHON: Okay.

23 MR. BROWN: Robert Brown
24 Architect.

25 Your comments were pretty

1 self-explanatory. We have made some
2 revisions to the plans which include
3 your accessibility on the ground floor
4 which will actually require us to go
5 back to the Historic Preservation
6 Commission because that requires a
7 change in that facade on that unit.
8

9 CHAIRMAN McMAHON: You're on the
10 agenda for them for this coming month;
11 is that correct?

12 MR. BROWN: That seems to be up in
13 the air. I was under the impression
14 that we were, but that may be being
15 held over.

16 MS. WINGATE: To Zoning?

17 CHAIRMAN McMAHON: No. To the
18 HPC.

19 MR. BROWN: HPC.

20 MS. WINGATE: Yeah.

21 No. I don't believe --

22 MR. BROWN: They told us we were
23 being held over.

24 MS. WINGATE: Yeah, I --

25 ATTORNEY PROKOP: I'm sorry.

1
2 MS. CLARK: It says June, June HPC
3 meeting.

4 ATTORNEY PROKOP: There was a
5 discussion regarding the units at the
6 last meeting that I attended, and I
7 wasn't at the last meeting, there was a
8 discussion with the Board about the
9 fact that the apartments had to be year
10 round.

11 MS. WINGATE: Yeah, they're --

12 CHAIRMAN McMAHON: No, the units
13 will be hotels, so they will not be
14 residential.

15 If they remained residential
16 units, they would have to be year
17 round. If they were converted to
18 commercial use, than accessory for
19 apartments don't apply.

20 ATTORNEY PROKOP: Okay.

21 CHAIRMAN McMAHON: That was my
22 understanding.

23 MR. BROWN: We did modify some of
24 the accessibility to other ground-floor
25 units, so they are all accessible now.

1
2 MR. PELTON: Brent Pelton, the
3 owner of Sterling Square American
4 Beach.

5 Following last month, we had an
6 in-person sit-down meeting with Paul,
7 Glenys and Eileen, as well as Rob, and
8 that was really helpful for us to be
9 able to go through the comments and try
10 to come up with a better plan, so what
11 you have now hopefully reflects that.

12 MR. BROWN: Hopefully reflects
13 that.

14 CHAIRMAN McMAHON: Do we have any
15 questions or concerns from the Board
16 with regards to the application,
17 commercial units, expansion of the
18 hotel?

19 MR. JAUQUET: No, I don't.

20 Are you renting the --

21 How is the rental going on motel
22 units.

23 MR. PELTON: It's great. We're
24 almost full for the season.

25 MR. JAUQUET: For the season?

1
2 MR. PELTON: For weekends during
3 the summer.

4 MR. JAUQUET: Did you get any
5 feedback on those rooms?

6 MR. PELTON: We were just named,
7 today -- CNN Travel said that we were
8 one to best new hotels of the year.

9 I don't know, we have had some
10 really good feedback.

11 MR. JAUQUET: That's what I'm
12 asking.

13 MR. BROWN: Just as an aside,
14 Hospitality and Design Magazine is
15 giving the restaurant an award.

16 CHAIRMAN McMAHON: So there was a
17 question that I believe was being
18 addressed with the HPC with regards to
19 the awnings, whether they were going to
20 be retractable or not, have you
21 explored any options?

22 MR. BROWN: We have been exploring
23 options, and we do have a proposal to
24 submit to --

25 CHAIRMAN McMAHON: Their

1
2 contention was they were looking for an
3 alternative to retractable awnings?

4 MR. BROWN: No.

5 The issue was a retractable
6 awning, the Maximum travel distance you
7 can get is 16 feet, the pergola is 22
8 feet, so we're trying to work out how
9 to make up that difference.

10 We have some proposals to show the
11 Historic Preservation Commission.

12 CHAIRMAN McMAHON: Okay.

13 Questions or concerns?

14 MS. BERRY: I just have one.

15 You mentioned that you would be
16 putting some drainage within the
17 courtyard, but I don't see it here;
18 have you changed your mind on that?

19 MR. BROWN: Well, we left the
20 whole drainage issue open at this point
21 because Mr. Pallas was going to make
22 some suggestions or determinations
23 about the areas that we cannot drain;
24 so I was hoping he was going to do that
25 all as a package.

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MS. BERRY: Okay.

CHAIRMAN McMAHON: So the stone paving is going to extend throughout the courtyard?

MR. BROWN: Yes. Surrounded by gravel where there is, where it's required, and that, in fact, would be part of the drainage system.

MR. JAUQUET: That is your idea of tying the entire campus together?

MR. BROWN: Exactly.

CHAIRMAN McMAHON: So the reception lobby is not going to be, it's not another bar space, right; it's just a general reception area for a lobby for all of the units; is that correct?

MR. PELTON: For all of the units, plus I'd like to be able to do an event space. We have a lot of inquiries for people wanting to do dinners, et cetera, et cetera, and it would be very nice to have a separate space so that we can accommodate guests without

1
2 having to close down the restaurant.

3 CHAIRMAN McMAHON: In regards to
4 that, I'm guessing all food would then
5 be prepared off-site or somewhere else
6 in the building, or in the existing
7 restaurant then?

8 MR. PELTON: I think that would be
9 fair to say.

10 MR. BROWN: There wouldn't be a
11 separate kitchen provided for that.

12 CHAIRMAN McMAHON: Just because
13 hat would be Health Department
14 requirement.

15 MR. BROWN: Even it's a small
16 space, with especially having turned
17 over about a third of it to the
18 accessible ground-floor unit made the
19 space even smaller.

20 CHAIRMAN McMAHON: I do also have
21 a question on if you are going to be
22 serving any sort of drinks, whether it
23 be coffee or tea or anything, if there
24 would be some Health Department
25 requirements with regards to that,

1
2 whether or not that would be included
3 in the restaurant or how that would be
4 handled because if there's any food or
5 beverages being served on-site there in
6 the lobby, than there would need to be
7 the appropriate storage for them and
8 trash removal, et cetera for any of
9 those items, so if you are planning on
10 incorporating that, make sure that's
11 included as well, just for the
12 reception of the lobby area that would
13 need to be, make sure that everything
14 is compliant with the Health Department
15 whether everything is being prepared
16 there or served there.

17 ATTORNEY PROKOP: This is subject
18 to a coordinated review. I don't know
19 if we have the responses back.

20 CHAIRMAN McMAHON: Did we send
21 out --

22 ATTORNEY PROKOP: I have to check
23 with the Clerk.

24 CHAIRMAN McMAHON: Is it in the
25 Historic District?

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MR. BROWN: Yes.

CHAIRMAN McMAHON: So then it would be -- so we have to send out the letters and see if -- I don't know if you sent them out or not, we'll have to check.

MR. PELTON: I don't think it was sent out. I think we'd like to start the process.

ATTORNEY PROKOP: Normally, the best thing to do is wait until the application is set, the plan is set, so if this is the planning that they're going to use, we'll use that for the notice.

CHAIRMAN McMAHON: Okay.

The only other concern is whether the HPC comes back with their comments.

MS. WINGATE: HPC was hoping that you would get to a point that they can --

CHAIRMAN McMAHON: With regards to use, they'd like some --

MS. WINGATE: With regards to use

1
2 before they start looking at the
3 esthetics of the of square.

4 ATTORNEY PROKOP: Do we have
5 communication on that; did they send
6 that?

7 MS. WINGATE: In writing, no.
8 That was just a conversation. They're
9 not on the June agenda because there's
10 too many little pieces that are still
11 moving around.

12 ATTORNEY PROKOP: I don't know
13 that you can make a decision without a
14 coordinated review.

15 CHAIRMAN McMAHON: Yeah.

16 I think perhaps at our next
17 meeting, we can accept the application,
18 so we can begin the process, send it to
19 HPC and ask for their review of the
20 esthetics, the exterior esthetics, and
21 we can make a decision from there. I
22 think that --

23 MR. BROWN: You can't accept it
24 today?

25 CHAIRMAN McMAHON: We can't --

1
2 this is just a work session, so it
3 would be not next month, next week.

4 We're not accepting any
5 applications tonight, we just
6 discussing them to make sure everything
7 is clear, so if there is one or two
8 small pieces missing, we can then have
9 it for the next meeting.

10 Does anyone have any question or
11 concerns about use or about the overall
12 layout of the plan?

13 MR. OLINKIEWICZ: Can I ask
14 something?

15 CHAIRMAN McMAHON: Sure.

16 Come to the podium.

17 MR. OLINKIEWICZ: James
18 Olinkiewicz, 131 Third Street,
19 Greenport.

20 I just have a couple of questions
21 for clarity. I mean, he has done an
22 unbelievable job with the Square, the
23 place is beautiful, restaurant is
24 beautiful, the rooms are beautiful. My
25 only question is being a landlord that

1 rents out apartments was are the unit
2 that we're going to turn into inn, are
3 they going to still kitchens, are they
4 going to be efficiency?
5

6 CHAIRMAN McMAHON: No. There not
7 allowed to have any kitchens. That's
8 prohibitive.

9 MR. OLINKIEWICZ: That was it.

10 Thank you so much.

11 MR. BROWN: Are there any other
12 comments or issues to be addressed
13 between now and next week, that we can
14 address between now and next week?

15 CHAIRMAN McMAHON: Not that I'm,
16 not that I have.

17 Anyone else?

18 MR. PALLAS: Just the drainage, we
19 can talk tomorrow about that.

20 MR. BROWN: Okay.

21 CHAIRMAN McMAHON: Any other
22 questions or comments.

23 I'm going the make a motion to
24 move on to the next item.

25 MR. JAUQUET: Second.

1 CHAIRMAN McMAHON: All in favor?

2 MR. JAUQUET: Aye.

3 MR. BURNS: Aye.

4 MS. CLARK: Aye.

5 CHAIRMAN McMAHON: Motion carries.

6 Item number 7, 131 Third Street.

7 Continued discussion on the
8 application for site plan review at 131
9 Third Street, formerly Meson Ole.

10 Applicant 131 Third Street
11 Greenport Inc., represented by James
12 Olinkiewicz, proposes to reconstruct
13 and create new uses for the existing
14 building, located at 131 Third Street,
15 in the CR, Commercial/Retail, District.
16 The proposed renovation includes the
17 division of the first floor into two
18 restaurants and the addition of three
19 residential units on the second and
20 third floors. All proposed uses are
21 permitted within the CR,
22 Commercial/Retail District.

23 The property is not located in the
24 Village of Greenport Historic District.

1
2 Suffolk County Tax Map number
3 1001-6-2-23.2.

4 Any comments or questions from the
5 Board?

6 (No response.)

7 Mr. Olinkiewicz, anyone else.

8 MR. OLINKIEWICZ: Just a quick
9 thing, so everybody knows and it's on
10 the record.

11 I had listed the property on
12 loopnet two months ago when I was
13 extremely frustrated with where I
14 thought some avenues the Board was
15 going to this and that, the possibility
16 of having being sent to the ZBA for
17 seven to ten months with a timeframe,
18 so had listed the property in
19 frustration.

20 It has come off the market. My
21 intention is to put three workforce
22 housing units upstairs, which I already
23 have two of them spoken for, and the
24 two restaurants downstairs. I'd like
25 to proceed with the project.

1
2 MR. JAUQUET: I was wondering
3 about that.

4 Any interest in the restaurants.

5 MR. OLINKIEWICZ: I have an
6 interest in one of the restaurants
7 right now, so they would like to see it
8 framed up and put together because, you
9 know, we've had two meetings so far, we
10 talked on the phone many times, but
11 they, of course, want to see what it's
12 going to morph into.

13 CHAIRMAN McMAHON: Whether you
14 chose to sell or not, it's immaterial
15 to the merits of the plan is really all
16 we're --

17 MR. OLINKIEWICZ: I understand
18 that. I just wanted the Board to know
19 where I am.

20 MR. JAUQUET: I'd like to know.

21 MR. OLINKIEWICZ: Clarity.

22 CHAIRMAN McMAHON: Any comments or
23 questions?

24 MR. PHELPS: Hi. I'm Brian
25 Phelps, contact manager for Sterlington

1 Commons in Greenport. Mr.
2 Olinkiewicz's neighbor.

3
4 It's my understanding, prior to
5 this use, it was a rooming house with a
6 restaurant on the main floor
7 historically?

8 CHAIRMAN McMAHON: I believe there
9 was a rooming house at one time. We
10 started to look into the history, but I
11 don't know the full history of the
12 property.

13 MR. PHELPS: The code is that it
14 would be accepted as the rooming house?

15 ATTORNEY PROKOP: It's not
16 acceptable as a rooming house.

17 MR. PHELPS: Sterlington Commons
18 does support his application for the
19 apartments because we feel it's a
20 de-intensification of putting offices
21 up there we're going to have our
22 parking lot encroached on more of a
23 regular basis, no fault of his because
24 if the need parking, they go to a
25 parking lot.

1
2 The owner of the property has
3 asked me to come here and say he would
4 support this project, Sterlington
5 Commons of Greenport LLC. Three
6 apartments are a more stable entity
7 there. You will end up with 1.5
8 parking spaces needed for the
9 apartment. His parking lot holds a
10 heck of a lot more than that. The
11 alternatives are what? Office space,
12 where you have daytime use clogging up
13 our parking lot and his, so I just
14 wanted to come here and I was asked to
15 come here by the person engaged me to
16 say we do support the application.

17 Thank you very much.

18 CHAIRMAN McMAHON: Thank you.

19 Would anyone else like to speak,
20 comments, questions at this time?

21 (No response.)

22 Okay.

23 All right. I make a motion to
24 move to the next item.

25 Do I have a second?

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MR. BURNS: Second.

MR. OLINKIEWICZ: Just trying to find out what happens next.

Do you vote to approve it? Do you wait until next week to approve it? Are my site plans approved?

CHAIRMAN McMAHON: Yes. This is just a work session, so next week is when we do any voting.

MR. OLINKIEWICZ: Okay.
Thank you.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MR. PLACE: Aye.

CHAIRMAN McMAHON: Motion carries.
Item number 8, Motion to approve the Planning Board minutes of April 7, 2016 meeting.

Do I have a second for that?

MR. BURNS: Second.

CHAIRMAN McMAHON: All in favor.

MR. JAUQUET: Aye.

MR. BURNS: Aye.

1 CHAIRMAN McMAHON: Motion carries.

2
3 Item number 9, Motion to accept
4 the Planning Board minutes of the April
5 28, 2016 meeting.

6 Do I have a second for that?

7 MR. BURNS: Second.

8 CHAIRMAN McMAHON: All in favor?

9 MR. BURNS: Aye.

10 MR. JAUQUET: Aye.

11 MS. CLARK: Aye.

12 CHAIRMAN McMAHON: Motion carries.

13 MS. CLARK: I want to go on record
14 as not voting for item number 8 because
15 I wasn't a member of the Board, and I
16 don't want to be on record as agreeing
17 to it.

18 CHAIRMAN McMAHON: Okay.

19 Item number 10, motion to adjourn.

20 Hold on.

21 ATTORNEY PROKOP: We have a
22 question I need to discuss. I
23 apologize.

24 CHAIRMAN McMAHON: Take your time.

25 ATTORNEY PROKOP: I think we have

1
2 a discussion on item number one and
3 two.

4 CHAIRMAN McMAHON: Sure.

5 ATTORNEY PROKOP: This Board is
6 allowed, under the New York State
7 Department of Environmental
8 Conservation Regulations, Boards are
9 allowed to determine what actions are
10 designated as Type 2 and Type 1, and in
11 this Board has previously determined
12 that, in general use evaluation
13 applications are a Type 2 applications,
14 and therefore not subject to SEQRA, but
15 the other thing about a Type 2 action
16 is if it's in the Historic District, it
17 does not get elevated to a Type 1
18 action, it stays as a Type 2 action,
19 and therefore no coordinated review is
20 required.

21 I believe this Board has
22 previously determined that on use
23 evaluation with no change in use in the
24 Historic District, a coordinated review
25 would not be done. In the last year,

1
2 there has been a couple of applications
3 that got reviewed but anyway, you could
4 do it if you want to, but I just wanted
5 to bring it to your attention that
6 generally where there is a use
7 evaluation where there is no change in
8 use, this board has determined it was a
9 Type 2 action.

10 CHAIRMAN McMAHON: I think that's
11 the way we would like to go with it
12 because it is essentially a
13 continuation of the previous use.
14 There is no, it's not really a site
15 plan evaluation as much as it is a use
16 evaluation application. Use
17 evaluation, if there is no change in
18 use, there is no change in intensity or
19 any reason to think there would be any
20 adverse effect in any way.

21 That's the precedent that we have
22 been setting and, I think that clearly
23 I feel it is the most appropriate.
24 There is no sense, the signage would
25 still need to go to the Historic

1
2 Preservation Commission, but as far as
3 a use review, I don't think it's
4 necessary to have a coordinated review.

5 MR. JAUQUET: Is there better
6 language than using the words
7 coordinated review, should it be Type 1
8 or 2 and whether it applies.

9 ATTORNEY PROKOP: You can just
10 determine that it's a Type 2 action and
11 then automatically there is no
12 coordinated review.

13 CHAIRMAN McMAHON: So when we make
14 a SEQRA determination at the next
15 meeting, we can just specify that as a
16 Type 2 action, it's not required --

17 MR. JAUQUET: That would
18 address --

19 CHAIRMAN McMAHON: It's simply a
20 signage review by HPC.

21 MR. JAUQUET: That way, you will
22 address the State Law that Joe was
23 bringing up.

24 CHAIRMAN McMAHON: We will take
25 lead agency status and make a SEQRA

1
2 determination as Type 2 status and move
3 on from there.

4 Any other question or concerns.

5 (No response.)

6 Item number 10, motion to adjourn.

7 Can I have a second?

8 MR. JAUQUET: Second.

9 CHAIRMAN McMAHON: All in favor?

10 MR. BURNS: Aye.

11 MR. JAUQUET: Aye.

12 MS. CLARK: Aye.

13 CHAIRMAN McMAHON: Motion carries.

14 Thank you very much.

15 (Time noted: 6:00 p.m.)
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C E R T I F I C A T E

I, STEPHANIE O'KEEFFE, a shorthand 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 May 26, 2016.

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 26th day of May, 2016.

Stephanie O'Keefe

STEPHANIE O'KEEFFE

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