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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD

REGULAR SESSION

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Third Street Firehouse  
Greenport, New York

October 1, 2015  
5:10 p.m.

B E F O R E :

DEVIN McMAHON - CHAIRMAN

BRADLEY BURNS - MEMBER

PAT MUNDUS -- MEMBER

JOSEPH PROKOP - VILLAGE ATTORNEY

GLYNIS BERRY - PLANNING BOARD CONSULTANT

1  
2 CHAIRMAN McMAHON: We're going to  
3 begin. We don't have microphones tonight.

4 This is the Village of Greenport  
5 Planning Board Regular Session, October 1,  
6 2015.

7 First item, public hearing for the  
8 site plan application for Stirling Square  
9 LLC, Brent Pelton, owner.

10 The Planning Board has determined  
11 that for purposes of SEQRA this is a Type I  
12 action requiring a public hearing.

13 The property is located at 300-308  
14 Main Street. The property is located in the  
15 Historic District and the CR Commercial  
16 Retail Zone.

17 Suffolk County tax map number  
18 1001-4-7-29. 1.

19 The public hearing is still open.  
20 We will accept any comments if there are  
21 any.

22 There were two letters that were  
23 submitted that we'll read into the record,  
24 so I'll begin with those quickly.

25 First was an e-mail I received

1  
2 from Trustee Doug Roberts, he had asked that  
3 I read this in.

4 Let's see.

5 His comments begin, at the end of  
6 the Regular Meeting of the Village Board of  
7 Trustees, I reminded the mayor that he  
8 agreed to poll the Board to see if we wanted  
9 to provide any response to the Planning  
10 Board on 300-308 Main Street. The consensus  
11 was that there was no response aside from  
12 Trustee Phillips' e-mail and my comments at  
13 your last meeting. The mayor turned to the  
14 clerk and asked her to let the Planning  
15 chair know that the Board has no comments.

16 I understand that as of today,  
17 Wednesday, 9:30, the clerk's office reported  
18 the Village Board of Trustees had not yet  
19 provided comments to the Planning Board  
20 about 300-308 Main Street. Anybody who  
21 watches the meeting on Channel 22 or reads  
22 the minutes when they are eventually  
23 published, will be able to see clearly that  
24 this Board of Trustees has no substantive  
25 comments to provide on 300-308 Main Street.

1  
2 In the earlier part of the  
3 meeting, in response to comments from the  
4 podium by Mr. McDermott, the applicant, I  
5 asked the mayor who was responsible for  
6 leading the coordinated review process. His  
7 response was that he did not know and this  
8 was new for all of us and he expects we will  
9 get better at this as we go on.

10 This has been a very uncoordinated  
11 coordinated review with the mayor unable to  
12 tell us who is responsible for coordinating  
13 the review. The clerk's office is, as I  
14 understand, the central communication point  
15 between our boards. Please do not penalize  
16 the applicant for a bad process at Village  
17 Hall. Let's all agree to get better at this  
18 next time. The public deserves nothing  
19 less.

20 Added to that, we got a nice  
21 letter from a neighbor supporting the  
22 project, praising the owners as good  
23 neighbors. I am not aware of any neighbor  
24 that has brought any negative comments to  
25 date. Opponents of AirBNBs should be

1  
2 thrilled at the addition of five new  
3 regulated, taxed, safe rooms on the market  
4 to reduce the number of renters who appear  
5 in your neighborhoods on summer weekends.  
6 The code is clear that change of use in a  
7 historical district does not require  
8 parking. That previous boards did not honor  
9 the code prior applications has no bearing  
10 on this board and this application.

11 What great sin the owners of  
12 American Beech committed? That of not being  
13 born and raised in Greenport, unlike other  
14 prominent cases in town recent months, they  
15 haven't opened their business or built  
16 massive structures using potentially very  
17 toxic substances without a permit. Our  
18 process may be flawed, but they followed it  
19 anyway.

20 Let's all move on. Approve this.  
21 We've got real issues our Building  
22 Department needs to focus on. There are  
23 kids in town that go to sleep every night in  
24 unsafe homes that could burn to the ground  
25 or may or may not have heat. Let's focus on

1  
2 the issues that matter in terms of code  
3 enforcement. Best of luck to you in your  
4 process and to the folks at American Beech  
5 with their new business. Doug Roberts,  
6 Trustee.

7 The second letter is from Michael  
8 and Ingrid Edelson. It reads: Dear Board  
9 Members, we live on the corner of Bay and  
10 Carpenter directly across the street from  
11 American Beech Restaurant. Since its  
12 opening, we have not noticed any increase in  
13 illegal parking other than the usual that  
14 occurs on holidays as the recent Labor Day,  
15 during Maritime Festival, July 4th, Memorial  
16 Day, Tall Ships, et cetera. This is always  
17 an issue throughout the village because of  
18 the increased influx of visitors. Nothing  
19 new here that a greater police effort could  
20 not fix.

21 Ever since the property was bought  
22 and underwent its current transformation,  
23 the owner and staff have been zealous in not  
24 disturbing us. Repeatedly they have  
25 apologized for any inconvenience during the

1  
2 construction.

3           There is no reason to believe that  
4 they, American Beech, will attempt to take  
5 advantage of us as neighbors or the Village  
6 of Greenport and its laws. Sincerely  
7 Michael and Ingrid Edelson.

8           Are there any other comments?

9           MR. BROWN: Robert Brown, architect for  
10 the project.

11           Just one last comment before the  
12 hearing is closed. If it's not a conflict  
13 of interest, I own the building across Bay  
14 Avenue from the project, and I have no  
15 objections.

16           CHAIRMAN McMAHON: Thank you.

17           MS. MUNDUS: Thank you.

18           CHAIRMAN McMAHON: Are there any other  
19 comments?

20           MR. PROKOP: I just have -- since Mr.  
21 Brown is up.

22           Do we have a sign application as  
23 part of the application? Did you want us to  
24 approve a sign also? Is this for a sign --

25           MR. BROWN: I believe the signage had

1  
2 been submitted and approved.

3 MR. PROKOP: And approved.

4 MR. BROWN: Yes.

5 MR. PROKOP: I just wanted -- and then  
6 the Village -- I think -- I just want to  
7 mention -- I'll just use now as the  
8 opportunity to mention, since you're up  
9 there.

10 I think there is, unless somebody  
11 corrects me, I think there is a mistake in  
12 the application, which I think that Sterling  
13 Square LLC, Sterling with an E, I believe is  
14 a former owner of the property, and if I'm  
15 not mistaken, the property is not owned by  
16 Stirling Square LLC, Stirling with an I;  
17 does that sound familiar to anybody?

18 MR. HILBRAND: It always was an I,  
19 always meant to be an I.

20 MR. PROKOP: That's different form --  
21 because I have --

22 MR. HILBRAND: I'm one of the previous  
23 owners, and it was always an I. It was  
24 always tremendous confusion, but --

25 MR. PROKOP: There's a deed dated



1  
2 September 23, 2014 that is from Stirling,  
3 Stirling with an I, LLC, it was signed by  
4 somebody who is unrelated to these  
5 proceedings and it's to -- the deed is to --  
6 excuse me, Sterling with an E to Stirling  
7 with an I, and I believe that the record  
8 owner is -- I'm only mentioning this because  
9 all of our paperwork including your  
10 application is Sterling with an E but I  
11 don't think Sterling with an E is the owner,  
12 I think it's Stirling with an I.

13 MR. HILBRAND: It's Stirling with an I.  
14 Stirling Square LLC with an I. It's  
15 partially that because --

16 CHAIRMAN McMAHON: Please come to the  
17 podium.

18 MR. HILBRAND: Jaap Hilbrand. I've  
19 lived on Stirling Street, and I partially  
20 own Stirling Square, so in writing the  
21 checks, and it was always the typical  
22 confusion, what are we doing here, and May  
23 Watson who was writing them, and wrote all  
24 the checks, et cetera, so she would be the  
25 one to ask, but it was definitely with an I.

1  
2 MR. PROKOP: Now it's an I. The record  
3 owner is with an I, so we just want to make  
4 sure all the Village paperwork is straight  
5 with that.

6 MR. HILBRAND: Right.

7 MR. PROKOP: So everything that comes  
8 out of this now will be Stirling with an I.

9 MR. BROWN: If the application was  
10 incorrect, it was a typographic error and  
11 we'll certainly correct it.

12 MR. PROKOP: No, it's okay.

13 CHAIRMAN McMAHON: Are there any other  
14 comments?

15 Okay.

16 Then I'm going to make a motion to  
17 close the public hearing portion of this.  
18 Do I have a second?

19 MS. MUNDUS: Second.

20 CHAIRMAN McMAHON: All in favor?

21 MS. MUNDUS: Aye.

22 MR. BURNS: Aye.

23 CHAIRMAN McMAHON: Aye.

24 Motion carries.

25 Onto item number one of the agenda

1  
2 which is continued discussion and possible  
3 motion on the review of SEQRA considerations  
4 for the application for Stirling Square LLC,  
5 Brent Pelton, applicant.

6 The property is located at 300-308  
7 Main Street. The proposed five-room inn is  
8 a permitted use in the CR Commercial Retail  
9 District. The property is located in the  
10 Historic District and the CR Commercial  
11 Retail District.

12 Suffolk County tax map number  
13 1001-4-7-29.1.

14 So we could -- I don't know if you  
15 have had a chance to read it, these are --

16 MR. PROKOP: Sorry to ask a question.

17 CHAIRMAN McMAHON: It's okay.

18 MR. PROKOP: Does anybody mind, I'm  
19 sorry. There's a couple things we need to  
20 clear up.

21 CHAIRMAN McMAHON: That's fine.

22 MR. PROKOP: Mr. Pelton, a couple, two  
23 meetings ago or so at the end of the meeting  
24 you were trying to hand up site plans that  
25 had seating on it, if I'm not mistaken. It

1  
2 says in the minutes, when you got done  
3 speaking, you said, I have site plans with  
4 the seating indicated, and I don't think  
5 that those ever -- we asked you to go  
6 through the Building Department and wait and  
7 not hand it in at the meeting, but I don't  
8 think that those ever made it into the file.

9 MR. PELTON: Okay.

10 MR. PROKOP: We need to get the site  
11 plan with the seating in the back.

12 MR. PELTON: Okay.

13 MR. PROKOP: Just showing it, please.  
14 We have a site plan that's dated June 24,  
15 2015, and it's updated June 28, 2015, but  
16 there is no seating indicated on them. Just  
17 because there's outside use of the property,  
18 we just need to have it indicated.

19 MR. PELTON: Okay.

20 MR. PROKOP: Okay. That's the only  
21 other comment I had.

22 CHAIRMAN McMAHON: Okay.

23 I will note also that one thing on  
24 the plan, there was one dry well that was  
25 indicated, a second was installed as well,

1  
2 that drawing is forthcoming, it has been  
3 installed already.

4 Other than that --

5 MR. PROKOP: The first thing we need to  
6 do is talk about SEQRA.

7 CHAIRMAN McMAHON: Yes.

8 MR. PROKOP: I did draft really as a  
9 discussion point of a SEQRA resolution.

10 CHAIRMAN McMAHON: Okay.

11 MR. PROKOP: It's in here.

12 CHAIRMAN McMAHON: Okay.

13 MR. PROKOP: So this would be -- it's  
14 regarding -- it's site plan approval for the  
15 exterior changes and creation of a new inn  
16 with five rental rooms on the second floor.  
17 The subject building which planning was  
18 subsequently amended by site plan by  
19 Fairweather Brown dated June 24th and  
20 updated on July 29th, and the most recent  
21 exterior plan that we have is January 14,  
22 2015, that doesn't show seating.

23 If I'm not mistaken, that might  
24 have been supplemented.

25 MR. BROWN: If I may.

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MR. PROKOP: Yes.

MR. BROWN: Technically, that should be just Robert I. Brown, Architect, not Fairweather Brown.

MR. PROKOP: Okay. Thanks.

So in anything we're doing, do you want us -- because we got some documents that say Fairweather Brown --

MR. BROWN: Yes. Mr. Fairweather retired, so it's, technically, it's Robert I. Brown, Architect.

MR. PROKOP: All right.

So we'll change E to an I and we'll change Fairweather Brown to Robert I. Brown.

Thank you.

Is it AIA; Robert I. Brown, AIA or just Robert I. Brown?

MR. BROWN: Robert I. Brown, Architect PC is the business.

MR. PROKOP: Okay. Thanks.

So we reviewed the -- this is the third paragraph.

CHAIRMAN McMAHON: Yes.

1  
2 MR. PROKOP: We reviewed the  
3 application and on February 5, 2015 granted  
4 site plan approval.

5 It should not say and an approval  
6 of the use variance use evaluation. On  
7 February 5th we only granted the site plan  
8 approval.

9 We were advised on June 26th that  
10 the subject property was in the Historic  
11 District.

12 On August 27th, we adopted lead  
13 agency status and we set a public hearing  
14 for August 27th. I'm sorry, for the -- so  
15 it should be August 6th where it says -- let  
16 me just confirm that.

17 Yes. August 6th, I'm sorry. So  
18 where it says in the bottom paragraph August  
19 20th, that should actually be August 6th.

20 We adopted lead agency status,  
21 determined that the portion of the  
22 application was a Type I action for purposes  
23 of SEQRA and initiated a coordinated review  
24 with a public hearing at the August 27, 2015  
25 Work Session.

1  
2 We then opened a public hearing on  
3 August 27th which was adjourned several  
4 times. There were no comments from --  
5 except I had -- I added Mary Bess Phillips,  
6 now we have to add Trustee Roberts.

7 CHAIRMAN McMAHON: Yes.

8 MR. PROKOP: And then we had --

9 CHAIRMAN McMAHON: Yes, that was Ingrid  
10 and Michael Edelson.

11 MR. PROKOP: Oh. That's where I put  
12 the neighbor of the property. Okay. I put  
13 neighbor, I'll put Ingrid and Michael  
14 Edelson.

15 MS. MUNDUS: Also Mr. Brown said that  
16 he did not object as a neighbor across the  
17 street.

18 MR. PROKOP: Right. Okay.

19 So now we adopt lead agency for  
20 purposes of SEQRA. These are the actual  
21 resolutions, we're adopting lead agency,  
22 we're determining that the application is a  
23 Type I action, we have the long form, a Type  
24 I action, we have a long SEQRA form for my  
25 file. It's not showing any significant



1  
2 negative impact.

3 Put in two conditions that we  
4 normally have. On the top of page 3, this  
5 first line, but these can come out or  
6 change, no exterior amplified music.

7 I think that there were some other  
8 things that we wanted to talk about.

9 CHAIRMAN McMAHON: The dry well,  
10 Mr. Brown is going to provide a -- first  
11 there were two dry wells installed. One was  
12 indicated on the original application, the  
13 second one was later added as well. He's  
14 going to provide a drawing indicating the  
15 second dry well.

16 MR. PROKOP: Okay.

17 And then what about the drainage,  
18 is it being retained on the property? I  
19 have that covered in the formal resolution  
20 that we're going to get to in a second.

21 CHAIRMAN McMAHON: I believe the dry  
22 wells were added to mitigate that, but I  
23 think there was some pre-existing  
24 nonconformance, but that was not required to  
25 be remedied as I understood it.

1  
2 MR. PROKOP: So most of it I have. The  
3 dry well was -- I'm sorry. So we just need  
4 the plan submitted?

5 CHAIRMAN McMAHON: Yes.

6 MR. PROKOP: What about, will runoff be  
7 retained on the property, is that not  
8 possible?

9 CHAIRMAN McMAHON: I think that it was  
10 existing, we didn't require any --

11 MR. PROKOP: Okay. So we'll take it  
12 off.

13 What about future review of the  
14 site plan?

15 CHAIRMAN McMAHON: The only thing that  
16 we are missing would be, you know, as long  
17 as we have the plan showing the second dry  
18 well and the drainage, that would be the  
19 only thing we need follow-up on.

20 MR. PROKOP: The seating, we need a  
21 seating --

22 CHAIRMAN McMAHON: Oh, the seating,  
23 excuse me.

24 MS. BERRY: There is one other thing.

25 A continuous handicap accessible

1 route from the sidewalk to the building.

2 AUDIENCE MEMBER: Which you saw that it  
3 was installed.

4 MS. BERRY: No, I didn't actually.

5 AUDIENCE MEMBER: Oh, you should. It's  
6 beautiful. It's a five-foot wide bluestone  
7 side, bluestone path.

8 MS. BERRY: Okay.

9 AUDIENCE MEMBER: It really -- it's  
10 beautiful. It looks like it's always been  
11 there, and it works well.

12 MS. BERRY: Okay.

13 AUDIENCE MEMBER: So please take a look  
14 at it, and we also installed the handrails  
15 up the stairs.

16 MS. BERRY: I saw the handrails, but I  
17 didn't see the --

18 AUDIENCE MEMBER: Take a look, it looks  
19 good.

20 CHAIRMAN McMAHON: Okay. We would want  
21 to just have that noted as well, so we got  
22 those items indicated as well.

23 MR. PROKOP: So that would be the plans  
24 for the second dry well, I'm going to add  
25

1  
2 that in.

3 CHAIRMAN McMAHON: Okay.

4 MR. PROKOP: Also the seating plan --  
5 site plan showing outdoor seating.

6 CHAIRMAN McMAHON: So if we have those  
7 in hand, we don't have a need for follow-up?

8 MR. PROKOP: Now, with regard the  
9 SEQRA, we would be adopting lead agency  
10 status, determining that this is a Type I  
11 action, and also determining that it will  
12 not have a significant negative impact on  
13 the environment.

14 If you look at page 3, I've listed  
15 all the things that we're supposed to  
16 consider as far as impacts on the  
17 environment.

18 CHAIRMAN McMAHON: So no substantial  
19 adverse change in existing air quality,  
20 ground or surface water quality or quantity,  
21 traffic or noise levels; a substantial  
22 increase in solid waste production; a  
23 substantial increase in potential for  
24 erosion, flooding, leaking, drainage  
25 problems.

1  
2 The second item will not result in  
3 removal or destruction of large quantities  
4 of vegetation or fauna; substantial  
5 interference with the movement of any  
6 resident or migratory fish or wildlife  
7 species; impacts on habitats or other  
8 significant adverse effect on natural  
9 resources, impairment of the critical  
10 environmental area, and will not result in  
11 the creation of material conflict with the  
12 community's current plans or goals, will not  
13 result in the creation of a hazard to human  
14 health, will not result in substantial  
15 change in land use, and will not encourage  
16 or attract an additional large number of  
17 people to a place for more than a few days,  
18 will not result in the creation of material  
19 demand for other actions, will not result in  
20 changes in two or more elements of the  
21 environment, each of which is not  
22 significant, but when reviewed together are  
23 significant, two or more related actions  
24 each of which is not significant but when  
25 reviewed together are significant.

1  
2 MS. BERRY: Could I just raise one  
3 issue?

4 I don't see anything relative to  
5 deliveries for parking. I don't see any  
6 direction about deliveries or not blocking  
7 traffic on certain streets; so, you know,  
8 maybe you want to consider a directive to  
9 avoid having any blockage of traffic on  
10 adjacent streets, and if leaving it open,  
11 that if there is a problem in the future,  
12 delivery hours could be limited or something  
13 like that.

14 CHAIRMAN McMAHON: Okay.

15 Some of the restaurants,  
16 particularly on Main Street, have limited  
17 delivery hours to early in the morning, but  
18 this street does not have the same level of  
19 two-way traffic that that does and wouldn't,  
20 I don't believe that a truck stop in the  
21 back would have the same effect.

22 Also the, you know, this SEQRA  
23 determination was split into two actions,  
24 one for the restaurant use, one for the inn.

25 The restaurant use, it's been a

1 restaurant for longer than I've been alive.  
2  
3 It's going back thirty-plus years. That  
4 street in the back, there is already no  
5 parking allowed on that street, and if there  
6 were to be some sort of plan of action for  
7 mitigating risks, I think it would have to  
8 be a Village-wide plan, one that addresses  
9 all the properties on the street and in that  
10 area.

11 MS. MUNDUS: Especially since there are  
12 two other restaurants that have an exact --  
13 it would be very unfair to put a condition  
14 like that for this restaurant and not the  
15 other ones.

16 CHAIRMAN McMAHON: I do think that we  
17 could separately recommend to the Board of  
18 Trustees that they review parking in the  
19 Village and all throughways and ensure that  
20 there is safe access to those areas. I  
21 don't know if there is going to be  
22 deliveries made there because of the level  
23 of traffic on that street, and the fact that  
24 parking is already prohibited there, I don't  
25 know that any particular time of day would

1  
2 be more or less dangerous to block access  
3 than any other.

4 MR. BURNS: That's my conclusion, but  
5 when somebody does park on the opposite  
6 side, it blocks the traffic.

7 CHAIRMAN McMAHON: Which is, you know,  
8 but it is already outlawed, so just  
9 enforcement of the existing parking  
10 regulations, I think would be sufficient  
11 too.

12 MR. PROKOP: Did you have any other  
13 comment for tonight? It's important that --  
14 I'm not sure if there is anything else about  
15 the application you want to talk about.

16 MS. BERRY: No.

17 MR. PROKOP: I think, you know, with  
18 this resolution and the one following it, I  
19 think you could vote on it and I'll just do,  
20 you know, I'll bring a clean version to the  
21 next meeting. We can vote on it again.

22 CHAIRMAN McMAHON: Okay.

23 I'm going to make a motion that we  
24 approve the SEQRA resolution that we just  
25 went through. We will provide an edited



1  
2 copy which is entered into the record at the  
3 next meeting, but adopt resolution as we  
4 discussed today.

5 Do I have a second for that  
6 motion?

7 MS. MUNDUS: Second.

8 CHAIRMAN McMAHON: All in favor?

9 MS. MUNDUS: Aye.

10 MR. BURNS: Aye.

11 CHAIRMAN McMAHON: Aye.

12 Motion carries.

13 So the SEQRA resolution is  
14 completed, but we do need to finalize the  
15 application; is that correct?

16 MR. PROKOP: Yes.

17 CHAIRMAN McMAHON: Did you want to go  
18 through the findings and determinations now?

19 MR. PROKOP: You know what, if you  
20 could bear with me for a minute, maybe I can  
21 make it through this quickly. I'll just  
22 explain to you what I attempted to do.

23 CHAIRMAN McMAHON: Sure.

24 MR. PROKOP: So I had -- in the  
25 beginning, I just wrote down what the

1 application was for, you know, it's one and  
2 two, one is for the first floor renovations  
3 to remain a restaurant. Second floor  
4 renovation change from an office -- it  
5 should actually say attic storage. I picked  
6 up office from the -- there was an office  
7 there, I think, but on the application it  
8 said attic storage, and then site plan  
9 approval for exterior changes to the site of  
10 the subject building.  
11

12 Then I have basically a history of  
13 where, you know, just the background  
14 information about this building. It's  
15 actually one of three buildings on a larger  
16 property. It's in the Commercial  
17 Residential District. It's about a  
18 4400-square-foot building, two floors of  
19 2200 square feet.

20 And then on page 2, I have the  
21 proceedings of the application, so somebody,  
22 you know, couple years from now, if you go  
23 back you'll see all the things that  
24 happened. I went back and I actually made a  
25 copy of every agenda and attached to it the

1  
2 minutes from that meeting, so it's going to  
3 go in the file.

4 CHAIRMAN McMAHON: Okay.

5 MR. PROKOP: I have them here and that  
6 way people will be able to go back and see  
7 what we looked at.

8 This is, you know, pretty much a  
9 summary of what happened at every meeting  
10 and all the meetings that we had.

11 CHAIRMAN McMAHON: One note, I think  
12 the original application was November 18,  
13 2014 instead of '15.

14 MR. PROKOP: Okay. Yes.

15 I'll change the names here as we  
16 agreed to whatever they're supposed to be.

17 I have to change also that we  
18 closed the hearing tonight.

19 CHAIRMAN McMAHON: Yes.

20 MR. PROKOP: Planning Board adjourned  
21 public hearing, it's going to say, and then  
22 I'm going to add about the comments because  
23 we received additional comments.

24 CHAIRMAN McMAHON: Yes.

25 MR. PROKOP: Okay.

1  
2 October 1st, we voted to close the  
3 public hearing, we adopted a SEQRA  
4 resolution.

5 Okay. And subject to, not limited  
6 to the filing of plans for the new dry well,  
7 that's right. I'll take out the drainage  
8 requirement, and that it's not a conditional  
9 negative declaration, it's just a negative  
10 declaration and then also, I have to add in  
11 about the seating. That was a condition of  
12 the SEQRA, that was seating plan.

13 MS. BERRY: Joe, if you're showing  
14 things they've already put in, show the  
15 handicap accessibility too so it's on  
16 record.

17 MR. PROKOP: Okay.

18 Okay, so they're going to have to  
19 file a site plan showing the second dry  
20 well, the seating and also the handicap  
21 access route.

22 All right. These are our  
23 findings, the property is in CR Zoning  
24 District, the applicant is an architect  
25 representative of the owner. That's the way

1  
2 the application came in.

3 CHAIRMAN McMAHON: Yes.

4 MR. PROKOP: In the minutes at one  
5 point, there was discussion about whether  
6 there has to be handicap access to the  
7 second floor and also whether any one of the  
8 rooms has to be handicap suitable, and  
9 Mr. Brown, you gave an opinion at one or two  
10 meetings that you did not feel that it had  
11 to be. Do you still feel that way?

12 MR. BROWN: Yes. There was a  
13 discussion with the Building Department and  
14 that was the determination.

15 MR. PROKOP: Okay.

16 And I also have in here a finding  
17 that the application is exempt from the  
18 parking requirement because of the exception  
19 and 150-12C of the Village code.

20 CHAIRMAN McMAHON: Yes.

21 MR. PROKOP: And then I have a  
22 determination is -- Historic Preservation --  
23 oh, so here is another sticky thing about  
24 this. So the Historic Preservation  
25 Commission approved the exterior of the

1 building, but they didn't approve the fence.

2 MR. BROWN: They did. That was applied  
3 for as well, separately.

4 MR. PROKOP: Okay. So now the fence is  
5 approved.

6 MR. BROWN: Yes.

7 MR. PROKOP: Okay. I have to change  
8 that on here. That didn't come into any of  
9 our minutes. But the fence is now approved.

10 CHAIRMAN McMAHON: No. It was done, I  
11 believe it was a subsequent meeting.

12 MR. BROWN: It was the separate meeting  
13 of the Historic Commission because the  
14 design had not been finalized.

15 MR. PROKOP: Okay. Then finally, the  
16 application for site plan approval, use  
17 evaluation for the renovation of the first  
18 floor and exterior for a restaurant and  
19 reconstruction of the second floor to be  
20 used as an inn hotel with five rooms is  
21 approved subject to the following.

22 I have exterior proceeding is not  
23 approved until the applicant submits an  
24 exterior seating plan; is that what you want  
25

1  
2 to do or do you want to just have him submit  
3 a plan?

4 CHAIRMAN McMAHON: I would like them to  
5 submit the plan, that's it, as is, you know,  
6 reflecting the current --

7 MR. PROKOP: Applicant will submit  
8 amended site plan showing existing  
9 conditions.

10 CHAIRMAN McMAHON: Yes.

11 MR. PROKOP: With seating, second dry  
12 well, and handicap access route.

13 So that's what one will be.

14 CHAIRMAN McMAHON: And then for two --

15 MR. PROKOP: Two drops out because they  
16 got the fence approved.

17 Here's something -- I'm sorry,  
18 here's something else that came up.

19 If you look at the site plan, I  
20 took a good look at the site plan, we never  
21 really talked about this unless I missed it,  
22 but in the site plan on the north side of  
23 the building by Carpenter Street, there is a  
24 number of small little things like a cooling  
25 box, you know, thing like that, one or two

1  
2 cooling boxes and dumpster and stuff that we  
3 never really looked at the buffering or the  
4 shielding; is that okay?

5 CHAIRMAN McMAHON: There is shielding,  
6 there's a fence.

7 MS. MUNDUS: There is a fence all the  
8 way around that.

9 MR. PROKOP: Okay. So we'll just take  
10 that off, that's fine.

11 So four comes out because it's --  
12 five comes out, six stays, but six is  
13 outside amplified music.

14 AUDIENCE MEMBER: What is number six?

15 CHAIRMAN McMAHON: It was the no  
16 outside amplified music, it's a condition on  
17 all restaurants.

18 MR. PROKOP: Okay. We're not going to  
19 review this, so seven comes out because  
20 we're not going to review it unless there is  
21 an issue.

22 So that will be the resolution.

23 CHAIRMAN McMAHON: Okay.

24 So then unless there is an  
25 objection, I'm going to make a motion that



1 we approve this and we --

2 AUDIENCE MEMBER: Could I see this  
3 before we approve it or do I have -- I think  
4 it all sounds right.  
5

6 CHAIRMAN McMAHON: It's -- sure. I  
7 mean --

8 AUDIENCE MEMBER: Or can we just read  
9 over it one more time?

10 MR. PROKOP: We're going to adopt an  
11 edited version at the next meeting, so if  
12 you -- we can get you a copy of this at the  
13 next meeting, so we can get you a copy of  
14 this with the changes, and I'll try to do  
15 that over the next couple of days, and we  
16 will provide the copy to you and if you have  
17 any questions about it, it could come up at  
18 the next meeting.

19 AUDIENCE MEMBER: Okay. But we'll  
20 approve it tonight and -- okay.

21 MS. BERRY: Does that mean we need to  
22 make the next meeting a regular meeting as  
23 well as a work session?

24 MR. PROKOP: I think we're going to  
25 vote on it at the work session.

1  
2 CHAIRMAN McMAHON: Yes, because the  
3 vote to adopt it is, now it's just accepting  
4 a formalized edited version of it.

5 MS. BERRY: So you're making the  
6 resolution tonight and you're going to  
7 accept it at the next meeting?

8 CHAIRMAN McMAHON: Yes.

9 MR. PROKOP: Yes. The edited version.

10 CHAIRMAN McMAHON: So I'll make a  
11 motion that we adopt the finding and  
12 determinations as written and discussed with  
13 the edits we discussed and we will adopt a  
14 clean version at the next meeting.

15 Do I have a second for that?

16 MS. MUNDUS: Second.

17 CHAIRMAN McMAHON: All in favor?

18 MR. BURNS: Aye.

19 MS. MUNDUS: Aye.

20 CHAIRMAN McMAHON: Aye.

21 Motion carries.

22 MR. PROKOP: Did you want to send back  
23 a message, communication to the Board of  
24 Trustees to consider legislation regarding  
25 parking, traffic and deliveries?

1  
2 CHAIRMAN McMAHON: Yes. As a separate  
3 issue I think we would like to work with the  
4 Board of Trustees to address not only this  
5 application, the parking permits behind this  
6 building, but how things have changed over  
7 the past years, so what, if anything, the  
8 Village can do to mitigate the problems with  
9 parking --

10 MR. BURNS: -- and deliveries.

11 CHAIRMAN McMAHON: -- and deliveries.

12 MR. PROKOP: So the way to communicate  
13 to them would be basically to pass a  
14 resolution saying whatever you want to say.

15 CHAIRMAN McMAHON: All right.

16 So what were the items we would  
17 want to address?

18 Parking and traffic flow in  
19 particular on Carpenter Street.

20 MR. BURNS: Main Street between South  
21 and Bay.

22 CHAIRMAN McMAHON: Main Street.

23 MR. BURNS: Actually South becomes  
24 Central.

25 CHAIRMAN McMAHON: South and Bay.

1  
2 MS. MUNDUS: Almost all the public  
3 comments and concerns were about Carpenter  
4 Street.

5 CHAIRMAN McMAHON: Yes. I mean, I  
6 think it -- but I think the problems that we  
7 have here are not unique to that stretch. I  
8 think the entirety --

9 MR. BROWN: May I ask a question? I'm  
10 sorry to interrupt.

11 CHAIRMAN McMAHON: Sure.

12 MR. BROWN: Based on the vote that you  
13 just took, can we make the application for  
14 the CO?

15 MR. PROKOP: Yes.

16 MR. BROWN: Thank you.

17 Second of all, as an owner on Bay  
18 Avenue, Main Street and Front Street, if you  
19 would like any input on thoughts about  
20 traffic from a licensed architect, I'd be  
21 more than happy to submit.

22 CHAIRMAN McMAHON: Yes.

23 I would like -- personally, I  
24 would like it to be the three Village  
25 boards, the Planning Board, the Board of

1  
2 Trustees, the Zoning Board, as well as the  
3 Business Improvement District and any other  
4 interested parties, anyone else who wants to  
5 be involved in this. I don't know if we  
6 would get any input from the State because  
7 we do have twenty-five to go through.

8 MR. PROKOP: I think that is a good  
9 question. I think the State has sort of  
10 abandoned from the part that, you know, from  
11 Front Street to the highway.

12 CHAIRMAN McMAHON: For example, at the  
13 corner of Central and Main Street, there is  
14 that stretch of three or four cars that are  
15 being clipped every single time a truck --

16 MR. PROKOP: Where is that?

17 CHAIRMAN McMAHON: At the corner of  
18 Central and Main Street in front of Goldin  
19 Furniture.

20 MR. PROKOP: Central Avenue?

21 CHAIRMAN McMAHON: Yes. Going down  
22 towards the Masonic Temple, or what was the  
23 Masonic Temple.

24 MS. MUNDUS: Everyone we know has had a  
25 near --

1  
2 CHAIRMAN McMAHON: The traffic, it's  
3 simply, I don't think wide enough for  
4 parking on both sides of the street, and  
5 there are --

6 MR. BROWN: And it is my understanding  
7 that Main Street between Front Street and  
8 North Road is not a State road, that is my  
9 understanding.

10 CHAIRMAN McMAHON: Main Street between  
11 Front and --

12 MR. BROWN: And North Road. The State  
13 does not take jurisdiction over it.

14 CHAIRMAN McMAHON: Okay. Because that  
15 was my question.

16 MR. BROWN: That's how I understand it.

17 MR. PROKOP: That's what I meant by the  
18 sort of abandoned it.

19 MR. BROWN: Because I know the Village  
20 has to file it, the State won't file it.

21 MS. MUNDUS: So that's why they made  
22 the ferry move, they looped the ferry on the  
23 other side of the village then.

24 MR. BROWN: I think that --

25 MS. MUNDUS: I mean, that's a State

1  
2 sign.

3 MR. PALISTINE: Frank Palistine  
4 (phonetic).

5 On that date, it may matter or not  
6 matter to you, but I recall when we were  
7 working on that project, tractor-trailers, I  
8 believe, were saying they had to go down to  
9 where Di Angela Leather is in order to come  
10 up to go down that street, so, you know, in  
11 the big picture, if you're thinking one-way  
12 or something, maybe somebody ought to either  
13 talk to one of those guys or incorporate the  
14 thought of tractor-trailers.

15 CHAIRMAN McMAHON: That's my thought,  
16 if there is an issue behind these three  
17 restaurants and down, further down, I know  
18 Bruce's and others had issues with  
19 deliveries in the back of their places. I  
20 think it needs to be addressed Village-wide  
21 and the entire pattern, understanding how  
22 all that is interrelated.

23 So I'm going to try to get some  
24 bullet points for a resolution and then we  
25 can request some discussion and action by

1  
2 the Board of Trustees.

3 MS. MUNDUS: I would add also, it's not  
4 just the restaurants that have loading  
5 issues on Carpenter Street. There are  
6 sometimes large forty-foot flatbeds, and  
7 large yachts arrive on trailers to the  
8 shipyard also, so it's not just restaurant  
9 loading.

10 CHAIRMAN McMAHON: Okay.

11 So do we want to restrict this  
12 request for a review to particular streets  
13 or just the Village in general; are we going  
14 to open it up to the entirety of the  
15 Village?

16 MR. BURNS: I don't see how you can  
17 restrict it because each --

18 CHAIRMAN McMAHON: Everything plays off  
19 another. It needs to be reviewed.

20 MR. PROKOP: You might say, like, of  
21 particular concern, just you know, say --

22 CHAIRMAN McMAHON: All right.

23 So review of all traffic flows and  
24 parking throughout the Village, including  
25 but not limited to parking traffic on



1 Carpenter Street --

2  
3 MS. MUNDUS: Did you say a  
4 particular -- I would hate for Carpenter  
5 Street to get buried in all the miasma of  
6 the rest of the Village because it's really  
7 the most important part, I mean.

8 CHAIRMAN McMAHON: Particular --

9 MR. BURNS: Recently people have been  
10 using Carpenter Street more and more in  
11 order to avoid Main Street.

12 CHAIRMAN McMAHON: Yes. I live on  
13 Central and I don't go up there.

14 MS. BERRY: I think you should also put  
15 some general language about looking at the  
16 zoning regulations and types of parking and,  
17 sort of, the weight or the implication. For  
18 instance, overnight parking requirements,  
19 like, if somebody is staying in a room  
20 overnight, it's a different kind of parking  
21 than commercial parking, and then I would  
22 also put delivery dates and time of day  
23 conflicts.

24 The other thing is to continue to  
25 consider the pedestrian.

1  
2 CHAIRMAN McMAHON: The what?

3 MS. BERRY: To continue to consider the  
4 pedestrian in your evaluation because the  
5 thing that you're worried about with  
6 clipping the mirrors, that also keeps it  
7 very safe for pedestrians because all cars  
8 have to slow down to stop, so that has to be  
9 carefully looked at because if you open it  
10 up so people just go, you could be opening  
11 up another -- granted, it's an issue, but  
12 can you solve it in a way that also protects  
13 the pedestrians.

14 MS. MUNDUS: I'm sorry, I didn't get  
15 your name.

16 MR. PALISTINE: Frank Palistine.

17 MS. MUNDUS: Mr. Palistine also  
18 recommended that we consider the needs of  
19 tractor-trailer trucks as well and the  
20 drivers' needs.

21 Thank you for that.

22 MS. BERRY: There might be seasonal  
23 issues, and how you deal with temporary need  
24 to be in there too because Greenport  
25 certainly has --

1  
2 MS. MUNDUS: Well, this is just a  
3 recommendation. We're not giving them a  
4 cookbook on how to solve the problem, we're  
5 just recommending that they look at key  
6 items, right?

7 CHAIRMAN McMAHON: Yes. If it's on  
8 record -- what I'll do is if we can get a  
9 list of all these bullet points and then I  
10 could just work on the wording to actually  
11 get everything together and I'll submit it,  
12 if that's okay with you, then I would --

13 MR. BURNS: Yes.

14 MS. MUNDUS: Yes.

15 CHAIRMAN McMAHON: So right now, review  
16 of all traffic.

17 MR. HILBRAND: It's always ironic when  
18 you listen to some of these things that go  
19 on. The major reason a lot of things don't  
20 quite fit in Greenport traffic-wise, is that  
21 we have pedestrian crossings that are  
22 invisible.

23 Hello folks.

24 If anything happens, make them  
25 clear and make more of them.

1  
2 CHAIRMAN McMAHON: Even as much as I do  
3 like the planters throughout the village,  
4 there is one right on the corner by your  
5 shop that when you pull up there in a  
6 vehicle, it actually makes the visibility  
7 even worse, which is already a difficult  
8 turn there, then with the planter there, you  
9 can't see anything.

10 MR. HILBRAND: Another -- I personally  
11 have another reason for that, but it is  
12 really a Greenport reason, as we know on  
13 Saturday, especially Sunday, we got tons of  
14 motorbikes, and one of the ways to slow them  
15 down is what I have done is simply use the  
16 crosswalk to make them stop. To great  
17 chagrin of all the motorbikes, but it's the  
18 only legal way to get any reaction, so if  
19 you make recommendations, go after the  
20 crosswalks.

21 AUDIENCE MEMBER: I guess you guys are  
22 all familiar with all the problems going to  
23 be raised on Main Street, right? I mean, I  
24 have a fairly large truck and everybody  
25 always has to stop and move to the side. I

1  
2 mean, I don't know how realistic it is in  
3 flow, but if it was one way, that might  
4 alleviate that everybody is pulling to the  
5 side. I mean it's constant.

6 MS. MUNDUS: It's very true that that  
7 is the hazard to pedestrians because people  
8 stop and then when they see an opening, they  
9 gun it to go quickly, which if a pedestrian  
10 walks out at that point, that's a danger.

11 AUDIENCE MEMBER: I don't know how  
12 realistic that it is, it just happens on a  
13 daily basis.

14 CHAIRMAN McMAHON: I believe there was  
15 a traffic study done a few years ago, 2009  
16 is when the last one was done. I actually  
17 haven't seen that personally, that would be,  
18 I think a good place to start.

19 MS. BERRY: Absolutely.

20 CHAIRMAN McMAHON: So far some of the  
21 bullet points would be, review of all  
22 traffic patterns in the village, in  
23 particular parking and traffic flow on  
24 Carpenter Street, Main Street in between  
25 Center and South, or -- I would say Center

1  
2 and Front.

3 MR. BURNS: That's right.

4 CHAIRMAN McMAHON: Center and Front.

5 MS. MUNDUS: Ben, you're the long-timer  
6 here; can you explain why is some part of  
7 Main Street narrower than the northern part?

8 MR. BURNS: Predates me.

9 MS. MUNDUS: I mean, was one part of it  
10 widened or something because --

11 MR. BURNS: I arrived here in '71, and  
12 it was already that way.

13 AUDIENCE MEMBER: I think it's  
14 puzzling. It may have to do with trees, who  
15 knows because at one point, all the trees  
16 were destroyed.

17 MS. MUNDUS: I love that one-way idea.  
18 I mean, that seems like --

19 AUDIENCE MEMBER: You also have to  
20 incorporate Front Street into that idea, you  
21 know, of it's two-way up to one point, then  
22 it's one-way.

23 MS. BERRY: Yes.

24 That was -- they spent quite a bit  
25 of time trying to figure Front Street out,

1  
2 because they did look at a one-way operation  
3 and then opted to remove the parking on the  
4 park side as the compromise.

5 MR. BURNS: I was present at a number  
6 of conversations about this through the  
7 years and the only major changes we made was  
8 to remove parking on the south side of Front  
9 Street, which was a big.

10 AUDIENCE MEMBER: Again, sorry to keep  
11 interrupting, but also if the one-way  
12 traffic is there, I believe if you go with  
13 diagonal parking, you could fit more cars,  
14 you know, just cars on one side diagonally  
15 parked. You can actually get more cars on  
16 the one-way street that way parked.

17 MR. BURNS: The way people drive out  
18 there.

19 CHAIRMAN McMAHON: When you guys do  
20 comment, if you could just come up because  
21 she has to be able to see you as well as  
22 hear you.

23 MR. HILBRAND: Being part of the  
24 solution is always what I have in mind, and  
25 as several of you know, I only ride a bike

1  
2 in Greenport, and on a bike, you see a lot  
3 of things. I also warned a lot of people  
4 when they don't pull the mirrors in, to pull  
5 the mirrors in if they like their mirrors,  
6 and you would be surprised how many people  
7 totally ignore it, they cannot be bothered.

8 For those of us who have been here  
9 for twenty, thirty years, U-turns were never  
10 ever done in Greenport, now they're a daily  
11 matter in Front Street and in Main Street,  
12 people make U-turns, so we can go on and on  
13 and on. If you're going to make  
14 suggestions --

15 CHAIRMAN McMAHON: Enforcement of  
16 existing regulations.

17 MR. HILBRAND: Absolutely. You can go  
18 on and on.

19 CHAIRMAN McMAHON: Okay. Once again,  
20 let me try to -- if you have anything to add  
21 at the end, let me know, it's fine, I just  
22 want to go through the items I have so far,  
23 the bullet points here.

24 Review of all traffic patterns in  
25 the village, in particular parking and



1  
2 traffic flow on Carpenter Street between  
3 Center and Main Street, the different types  
4 of parking, overnight parking as opposed to,  
5 I guess we would call it transient parking  
6 or short-term parking, delivery needs,  
7 evaluating delivery needs, appropriateness  
8 of time and day for particular deliveries,  
9 understanding how pedestrian thoroughfare  
10 and crosswalks are affected or would be  
11 affected by any changes, considering the  
12 need of tractor-trailers and large vehicles  
13 to get down to the end of Carpenter Street  
14 as well as to make deliveries throughout the  
15 village, also understanding that is a  
16 thoroughfare for the State, the effect of  
17 seasonal needs of parking, we want to  
18 encourage that discussion begin with the  
19 examination of the 2009 traffic study and  
20 also operations for additional enforcement  
21 of existing regulations, possible increase  
22 in the enforcement.

23 MS. MUNDUS: And there was one more  
24 thing that someone mentioned, not at one of  
25 these public meetings, but in other

1  
2 community forums, Ruth and the Edelsteins  
3 both said that people park, they try to make  
4 the effort to get off Carpenter Street and  
5 they overcompensate by parking too far on  
6 the grass, and Ruth was unable to even get  
7 in her gate because a car was parked so  
8 close to her fence, she couldn't even open  
9 the gate to get on the property.

10 CHAIRMAN McMAHON: Which I don't  
11 believe --

12 MS. MUNDUS: Because there's no curb  
13 there.

14 CHAIRMAN McMAHON: But I don't believe  
15 that parking is even allowed there, I think  
16 they're illegally parking.

17 MS. MUNDUS: That's very true, and they  
18 have signs. I mean, the homeowners put  
19 their own signs out there.

20 MR. PROKOP: Is that right, there is no  
21 parking on Carpenter Street?

22 CHAIRMAN McMAHON: In between Central  
23 and Bay Avenue, there is no parking on one  
24 side and it's restricted parking on the  
25 other side.

1  
2 I'm going to also add possible  
3 means of, and we are, as I think Mr. Brown  
4 pointed out last time, and I think it was  
5 noted in the 2009 traffic study, we are  
6 largely a pedestrian village, so encouraging  
7 pedestrian thoroughfares and means of making  
8 it more reasonable for people to safety  
9 travel through the village.

10 I'll also add that there are a  
11 large number of bicyclists in the village  
12 and they need to be considered in this as  
13 well.

14 MR. PELTON: Devin, that's just exactly  
15 what I -- I installed two bike racks --  
16 Brent Pelton.

17 I installed two bike racks at  
18 Stirling Square, and it's amazing how they  
19 get filled up.

20 CHAIRMAN McMAHON: Do they?

21 MR. PELTON: Yeah. And additional bike  
22 racks throughout the village.

23 CHAIRMAN McMAHON: Yes. I think many  
24 people would be happy to see increased  
25 biking, but we do need to also understand

1  
2 how that's going to affect traffic patterns  
3 and we need to make sure it is safe for the  
4 bicyclists as well as the motorists and  
5 pedestrians because if you have people  
6 riding their bikes on the sidewalks, it can  
7 then become very dangerous for everyone.

8 MS. BERRY: If it's slow enough, they  
9 can ride in the traffic.

10 CHAIRMAN McMAHON: Yes. Yes, it needs  
11 to be --

12 MS. MUNDUS: But yes, it needs to be  
13 thought where it's safe and where it's not.

14 CHAIRMAN McMAHON: Are there any other  
15 items?

16 MR. SALIDINO: John Salidino.

17 I wasn't going to speak this  
18 evening, but listening to -- just as a  
19 clarification, lower Main Street is a State  
20 road from Front Bridge is considered a  
21 Village byway, I believe.

22 So what happens on that portion of  
23 Main Street is strictly up to the Village.

24 CHAIRMAN McMAHON: Where was that from,  
25 that was between --

1  
2 MR. SALIDINO: From lower Main Street  
3 is still considered a State from Front to  
4 the Claudio's to the traffic signal.

5 CHAIRMAN McMAHON: Okay.

6 MR. SALIDINO: From Front Street to  
7 Bridge is considered a Village byway by the  
8 State from Bridge to 48th is in Southold, so  
9 I don't know what they consider it.

10 CHAIRMAN McMAHON: We have the State,  
11 Southold town, the Village.

12 MR. SALIDINO: Well, you're not  
13 planning on anything on -- you weren't  
14 taking suggestions for lower Main Street.

15 MS. MUNDUS: No.

16 MR. SALIDINO: As far as deliveries, a  
17 lot of municipalities limit the size of the  
18 truck. Manhattan, in midtown between  
19 certain hours is limited size, can't be over  
20 thirty-three feet, so tractor-trailers -- it  
21 would be easy to address, you know, you let  
22 the merchant know that a sixty-five-foot or  
23 forty-five-foot tractor-trailer just can't  
24 come, and I'm sure the vendors would be glad  
25 to accommodate them, I mean, you know, it's

1  
2 to their advantage.

3 CHAIRMAN McMAHON: When the village is  
4 congested, it affects everyone in the  
5 village, you know, their customers can't get  
6 to them and they can't in and out easily.

7 MR. SALIDINO: As far as making Main  
8 Street a one-way, I'm sure it's a great  
9 suggestion, I have no clue how that would  
10 work. Where would the cars going in some  
11 direction, whether it's north or south,  
12 they're going to have to go somewhere, First  
13 Street or wherever and you know you're going  
14 to hear from those people.

15 To eliminate parking on Main  
16 Street as we have all from public hearings  
17 before, they will certainly have something  
18 to say about that.

19 CHAIRMAN McMAHON: Absolutely.

20 MR. SALIDINO: So as far as a solution

21 --

22 CHAIRMAN McMAHON: I think we are a  
23 long way off from a solution, but these are  
24 some of the beginning points, you know, as a  
25 jumping off points for discussion.

1  
2 MR. SALIDINO: I would have no problem,  
3 you know, eliminating parking. I thought  
4 when you guys, Mr. Burns, when you  
5 eliminated parking on the south side of  
6 Front Street, I thought it was the greatest  
7 thing.

8 MR. BURNS: You were one to approve,  
9 but there were a whole bunch who said --

10 MR. SALIDINO: Oh, no. You're going to  
11 hear from those same people, you know, and  
12 the new merchants now also that are --

13 I mean it just relieved such a  
14 problem and people seemed to have survived,  
15 you know, so as -- and then once you -- if  
16 you eliminated parking on one side,  
17 obviously, you can move the line over and  
18 everybody would have a little more room.

19 The only other spot I would  
20 suggest is in front of Pete Clark's.

21 CHAIRMAN McMAHON: Where is that?

22 MR. SALIDINO: Clark's Garden.

23 It seems extremely tight there.  
24 To me it's the tightest place.

25 CHAIRMAN McMAHON: The same issue,

1  
2 there was actually -- I can recall an  
3 emergency vehicle being stuck in there not  
4 too long ago and they had to get a number of  
5 officers in to back everyone out, so they  
6 could get the ambulance out of there.

7 MR. SALIDINO: You's have a tough row  
8 to hoe.

9 Thank you.

10 MS. BERRY: Since we're talking -- it's  
11 outside the Village limits but does the  
12 Village care about what happens at that  
13 intersection of 25 and 28?

14 CHAIRMAN McMAHON: Yes. That is  
15 outside the Village. I absolutely think  
16 that needs to be addressed but for now  
17 we'll -- I think that does need -- that's a  
18 separate lobbying issue that needs  
19 involvement from the State.

20 So just to move along, I'm going  
21 to, if these items are okay, I will draft a  
22 letter to the Board of Trustees asking them  
23 to comment on this and to get this process  
24 going.

25 We do need to pass a resolution to



1  
2 that effect though, so I'm going to make a  
3 motion that, I will draft said letter to the  
4 Board of Trustees and we can move from  
5 there.

6 Do I have a second on that?

7 MR. BURNS: Second.

8 CHAIRMAN McMAHON: All in favor?

9 MS. MUNDUS: Aye.

10 MR. BURNS: Aye.

11 CHAIRMAN McMAHON: Aye.

12 Motion carries.

13 Item number two, continued

14 discussion of current sign regulations. The  
15 Village Board passed a resolution requesting  
16 that the Planning Board submit comments to  
17 the Code Committee regarding current signage  
18 regulations.

19 Do either of you have comments  
20 with regards to the current application?

21 MR. BURNS: No.

22 CHAIRMAN McMAHON: Glynis?

23 MS. BERRY: I'm sorry, I didn't have  
24 time to do a write-up, but when we were  
25 looking at the sign for some of the

1 projects, there were a couple of issues that  
2 weren't fair because we interpreted the  
3 language differently.  
4

5 One is clarification of the number  
6 of signs a building can have because one  
7 part looks like it's limiting it and another  
8 part doesn't; so that needs clarification.

9 And maybe a little more  
10 clarification on the types of signs and if  
11 there are any, you know, like we had that  
12 issue of what is a hanging sign and how  
13 signs are affixed so maybe a little clarity  
14 on that.

15 CHAIRMAN McMAHON: Okay.

16 MR. PROKOP: I think that the overhead  
17 signs should not be -- a door overhead sign  
18 should be distinguished differently.

19 CHAIRMAN McMAHON: Okay. We had that  
20 recessed versus --

21 MR. PROKOP: Yes, it shouldn't be  
22 swinging or --

23 MS. BERRY: I think it's how it's  
24 attached because that is where the danger  
25 comes, you know, so --

1  
2 MR. PROKOP: Yes.

3 CHAIRMAN McMAHON: Okay.

4 Clarification on overhead signs,  
5 what is allowed, what is not; clarification  
6 on the number of signs that each business is  
7 permitted.

8 MS. MUNDUS: And also the means of  
9 attachment.

10 MS. BERRY: And also each facade, you  
11 know -- you're right, each business, each  
12 facade because there was different kinds of  
13 language, and in one place it looked like  
14 each business could only have one sign, but  
15 then there was another interpretation that  
16 they could have more than one sign, so it  
17 wasn't clear.

18 CHAIRMAN McMAHON: Okay.

19 And you said the means of  
20 attachment.

21 MS. MUNDUS: Right.

22 MR. PROKOP: What about, are we clear  
23 about the number of signs you can have in  
24 your window, like if you have one outside  
25 sign, you can do whatever you want in the

1 window; is that clear?

2 MS. BERRY: No, it isn't clear.

3 MR. PROKOP: That's what we're  
4 talking --

5 MS. BERRY: That's one of the things  
6 too because it's counted as a sign and  
7 yet -- it's not clear.

8 MR. SALIDINO: Do you know if this next  
9 Code Committee meeting if they're planning  
10 to take action on the sign regulations?

11 MR. PROKOP: No, but they would  
12 appreciate comments, they would really  
13 appreciate comments.

14 CHAIRMAN McMAHON: Okay.

15 MR. PROKOP: That's on Monday, that's  
16 in four days.

17 MS. MUNDUS: I think the main sign  
18 question that we had over and over again is,  
19 what is a sign hanging over the sidewalk,  
20 you know, remember we spent a lot of time on  
21 that?

22 CHAIRMAN McMAHON: So recessed overhead  
23 on the sidewalk --

24 MS. BERRY: Maybe enumerate the

1  
2 different sign configurations and any  
3 limitations like that.

4 MR. SALIDINO: I'm sorry, what was  
5 that?

6 MS. BERRY: Maybe enumerating the sign  
7 configurations, you know, like are they  
8 decals, are they attached, are they hanging,  
9 are they perpendicular, you know, so that we  
10 make sure we cover everything. Like you  
11 said recessed, I mean, there are so many  
12 different --

13 CHAIRMAN McMAHON: Okay.

14 So there needs to be, I think  
15 there needs to be additional flushing out of  
16 more specifics with regards to types of  
17 signs, just more particulars in there and  
18 differentiation between what is included.

19 MS. MUNDUS: I don't remember actually  
20 whether it was in there about these plywood  
21 sandwich signs which seem to be sprouting  
22 like mushrooms all over the village.

23 CHAIRMAN McMAHON: Yes, they're --  
24 directional boards are addressed in the  
25 code. I think they are permitted for

1  
2 businesses that are not on Front, Main, or  
3 Third. I think you can have directional  
4 signs, but there's a permit process for  
5 that, I think it's a fifty dollar  
6 application, maybe less and it lasts for two  
7 years or until the business closes, but they  
8 need to be reviewed every two years.

9 MR. SALIDINO: Those aren't the  
10 sandwich board signs, those are the -- that  
11 doesn't address the sandwich sign, that  
12 addresses the signs on the poles. Like you  
13 see a sign here that says -- the code  
14 doesn't address, the ones you're talking  
15 about are the directional signs on the stop  
16 signs and stuff, you know, like they'll  
17 point to Alice's.

18 CHAIRMAN McMAHON: Like the ones for  
19 Alice's.

20 MR. SALIDINO: Exactly. The sandwich  
21 board signs, Joe could back me up, from what  
22 I have read the code is they're illegal.

23 CHAIRMAN McMAHON: They're just not  
24 allowed.

25 MS. MUNDUS: Yes.

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MR. PROKOP: They're not allowed.

MS. MUNDUS: I mean, because they're everywhere, that fire board has sandwich signs all over the place and you know, they're everywhere.

So sandwich boards.

CHAIRMAN McMAHON: I would say, once we have clarification on all of this and again code existing regulation.

MR. PROKOP: I would mention sandwich boards.

CHAIRMAN McMAHON: Sandwich specifically.

MR. PROKOP: Included.

MS. MUNDUS: Once one store puts a sandwich board then they all do.

MR. PROKOP: It's a free-for-all.

MS. MUNDUS: It's cascading.

MR. BURNS: It wouldn't necessarily be a part of this submission, but they're going to need another code enforcement person.

CHAIRMAN McMAHON: Yes. I believe that has gotten a lot of discussion at the Village Board meetings, so I think there is,

1  
2 I think actually, maybe they even -- I'm not  
3 sure, I don't want to comment to  
4 specifically.

5 So the next meeting is on the 4th,  
6 I don't know if we can really -- how would  
7 you guys like to address this? We can --  
8 I'd like to get comments on this sooner  
9 rather than later, if we could have  
10 something for the next meeting, but that's  
11 only four days away. We could ask them  
12 to -- I'm on the -- so ask me and others to  
13 look at these items specifically, and to,  
14 again, I could do similar to what I'll do  
15 for the other letter, just sort of take  
16 these bullet points and ask that these are  
17 some of the items that we feel need further  
18 attention, further study.

19 MR. PROKOP: I would do a letter and  
20 just circulate it to the Board quick. I  
21 don't think you have to wait for everybody's  
22 response because people might be doing  
23 different things, but I would just circulate  
24 it to the Board --

25 CHAIRMAN McMAHON: Okay.



1  
2 MR. PROKOP: -- and give everybody  
3 twenty-four hours to --

4 CHAIRMAN McMAHON: Okay.

5 So I will try to get that, I  
6 guess, today or tomorrow so you guys have a  
7 chance to review it before the Monday. It's  
8 on Monday, I believe.

9 MR. PROKOP: Yes, Monday, 4 o'clock.

10 CHAIRMAN McMAHON: Monday at 4 o'clock.

11 Any other comments, questions?

12 Okay.

13 So I'm going to make a motion that  
14 I'll generate a letter addressing the bullet  
15 points that we discussed and circulate it to  
16 the Board members for review prior to the  
17 next Code Committee meeting on Monday.

18 Do I have a second for that?

19 MR. BURNS: Second.

20 CHAIRMAN McMAHON: All in favor?

21 MR. BURNS: Aye.

22 MS. MUNDUS: Aye.

23 CHAIRMAN McMAHON: Aye.

24 Motion carries.

25 Item number three, motion to

1  
2 approve the Planning Board minutes of the  
3 August 6, 2015 meeting.

4 Do I have a second?

5 MS. MUNDUS: Second.

6 CHAIRMAN McMAHON: All in favor?

7 MR. BURNS: Aye.

8 MS. MUNDUS: Aye.

9 CHAIRMAN McMAHON: Aye.

10 Motion carries.

11 Item number four, motion to accept  
12 Planning Board minutes for August 27, 2015.

13 Do I have a second?

14 MS. MUNDUS: Second.

15 CHAIRMAN McMAHON: All in favor?

16 MR. BURNS: Aye.

17 MS. MUNDUS: Aye.

18 CHAIRMAN McMAHON: Aye.

19 Motion carries.

20 Item number five, motion to  
21 schedule the next Planning Board Work  
22 Session for October 29, 2015.

23 Do I have a second?

24 MS. MUNDUS: Second.

25 CHAIRMAN McMAHON: All in favor?

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MR. BURNS: Aye.

MS. MUNDUS: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

Item number five, motion to  
schedule the next Planning Board Work  
Session for October 29, 2015.

Do I have a second?

MR. BURNS: Second.

CHAIRMAN McMAHON: All in favor?

MS. MUNDUS: Aye.

MR. BURNS: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

Item number five, motion to  
adjourn.

Do I have a second?

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?

MR. BURNS: Aye.

MS. MUNDUS: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

Thank you very much.

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Work Session 10/1/15  
(Time noted: 6:15 p.m.)

## 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 proceedings is a true and accurate record of the stenographic notes taken by me.

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 to this 1st day of October, 2015.

---

STEPHANIE O'KEEFFE