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

November 5, 2015
5:12 p.m.

BEFORE:

DEVIN McMAHON – CHAIRMAN

BRADLEY BURNS – MEMBER

PETER JAUQUET – MEMBER

PAT MUNDUS – MEMBER

CHRIS DOWLING – MEMBER

JOSEPH PROKOP – VILLAGE ATTORNEY

PAUL J. PALLAS – VILLAGE ADMINISTRATOR
CHAIRMAN McMAHON: All right. We're going to begin the meeting.

This is the Village of Greenport Planning Board Regular Session, November 5, 2015.

Item number 1, motion and possible action on the sign application for Susan De Paola, representing a change of ownership in the restaurant located at 45 Front Street. Susan De Paola was approved for use in July, and her signage application has been outstanding. The awning sign as submitted fits within the Village Code regulations.

Suffolk County Tax Map number 1001-54-20.

Unless there are any comments from anybody, I would like to make a motion that we approve the application as submitted.

Do I have a second for that?

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. DOWLING: Aye.

MR. BURNS: Aye.
Item number 2, motion and possible action on the final resolution for site plan approval for the American Beech Restaurant and Inn at Stirling Square LLC, Brent Pelton, applicant. The property is located at 300-308 Main Street and located within the Historic District.

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

Joe, is this anything with regards to this?

MR. PROKOP: We have the -- I just want to mention, we have a few resolutions. We went through the SEQRA resolution at the last meeting when I was out. I think it was October 31st --

CHAIRMAN McMAHON: Yes.

MR. PROKOP: And what it does, the adopting resolution which is the second resolution, what I did was include basically a procedural history of everything that's
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taken place because there was a lot going on
with this application over the time we had
it, so if somebody, you know, somebody in
the future could look back and they would
see it.

i want to say that i also compiled
the agendas for every month that this matter
had been on for this board, and i cut out
the minutes, you know. excuse me, printed
out the minutes of every time this
application was before the board, and i have
them in a packet which i'll present to mr.
pallas to make part of the permanent record.

chairman mcmahon: okay.

mr. prokop: so if anybody ever wants
to go back to this for any reason, there is
now a file with every agenda, every minutes
that this application has been on.

chairman mcmahon: a large file.

mr. prokop: so in processing that, i
then created the adopting resolution, which
is basically several pages of procedural
history of the application leading up to an
approval which i think is what we discussed
at the last meeting.

The only thing about the approval is, we just need to make sure that I have the conditions right because we talked about that.

CHAIRMAN McMAHON: Um-hum. I believe they are, I read through them.

MR. PROKOP: Yes. So the applicant is file a new amended site plan showing two dry wells, a continuous handicapped access route from the building to the street and the exterior seating and all exterior conditions.

I think that's what I picked up from the minutes and then that would be approving the site plan.

So first we have the SEQRA resolution. In this resolution, it has some of the procedural history, it also states -- and it does mention the fact that we initially typed this as an Unlisted action with no significant impact, and we then conducted a coordinated review to determine that it was a Type I action with no
significant negative impact on the environment and, therefore, a negative declaration will be adopted.

CHAIRMAN McMAHON: Anybody have any questions or concerns regarding the application?

Did you guys have a chance to read through it?

MS. MUNDUS: Yes.

CHAIRMAN McMAHON: Okay. Is everyone comfortable with the language in there and the accuracy?

MR. JAUQUET: Yes.

MS. MUNDUS: Yes.

MR. DOWLING: Yes.

MR. BURNS: Yes.

CHAIRMAN McMAHON: If there is no other business, I will make a motion that we approve the final resolutions for these two items.

MR. PROKOP: Why don't we approve them one at a time, so the motion would be to adopt the SEQRA resolution first.

CHAIRMAN McMAHON: Okay.
So I'm going to make a motion that we first adopt the SEQRA resolution for this application; do I have a second for that?

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MS. MUNDUS: Aye.

MR. DOWLING: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

Separately, we will make a motion that we approve the findings and determinations that were prepared for this.

Do I have a second for that?

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MS. MUNDUS: Aye.

MR. DOWLING: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

Item number 3, continued discussion of
current sign regulations. The Village Board passed a resolution requesting that the Planning Board submit comments to the Code Committee regarding current signage regulations.

I put together a draft last time and we had discussed it. There was one thing I was -- couple slight changes.

One is that we wanted to include a request for clarification on the total number of signs permissible for a building, inclusive of all different types. There were some restrictions already on the number of signs that can be affixed to the side of the building, but there wasn't an overall limitation of whether or not the Village wants to have all those. We want some clarification on whether or not there was a restriction on that, but there was one item, the area, something I believe Glynis had first brought up, the different, making a distinction between a sign for accessory use and a sign as an accessory use, and that was mentioned in another section of the code.
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We suggested moving that over, but I was looking through and I could not find which section was being referenced. I don't know if anyone could shed some light on that or not.

MR. DOWLING: I think that was 150-9, I believe.

CHAIRMAN McMAHON: Okay. That's the problem. I had 150-13 9C, so it was 150-9?

MR. DOWLING: I believe so. Let me just check.

MR. PALLAS: Are you talking about where it's mentioned?

CHAIRMAN McMAHON: It's mentioned outside of the --

MR. PALLAS: That was somewhere else. That was, I think, the problem, it wasn't in the --

CHAIRMAN McMAHON: It was --

MR. DOWLING: It wasn't under zoning, it was in a different section.

CHAIRMAN McMAHON: Yes, there was a reference to sign regulations that was outside of the section of the code.
MR. PALLAS: It was under accessory uses.


MR. PALLAS: I don't remember the number. Is it 9, Chris?

MR. DOWLING: I think, yes.

CHAIRMAN McMAHON: That's fine, so it's 150-9, that's the one, accessory uses was the title of that section?

MR. PALLAS: I think so.

CHAIRMAN McMAHON: That's fine. I just wanted to clarify that because we did approve, I believe we voted on and approved the recommendations with those slight additions and I just wanted to draft that accurately.

Chris, is that it?

MR. DOWLING: I'm looking it up right now.

CHAIRMAN McMAHON: I think that was it.

Otherwise the Code Committee is meeting on Monday, this Monday?

MR. PALLAS: Yes.
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CHAIRMAN McMAHON: That was the only discussion. I don't know if anyone else had any issues they wanted, final issues they wanted to mention or anything in regards to that now.

MR. JAUQUET: This is just one idea. I mean, the idea of signs is to attract attention to, you know, show what you got, merchandise or space and, you know, the speakers and music and stuff, sort of does the same thing.

But that's a different part of the code, isn't it, that's a noise ordinance?

MR. PALLAS: Yes, correct.

MR. JAUQUET: I'm just wondering how, if that Code Committee is going to talk about that as the parallel potential nuisance that signs could be -- in the Code Committee meeting.

MR. PALLAS: I don't think that would be part of that discussion. That would be the separate discussion if --

MR. JAUQUET: Does the current code prohibit it?

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MR. PALLAS: The current code prohibits it, I think, it's more of an enforcement question.

CHAIRMAN McMAHON: If there is nothing else -- did you find any reference to it?

MS. MUNDUS: Under 18C, A it says not more than one such sign shall be permitted for each tenant on the premises on each wall fronting on the street.

CHAIRMAN McMAHON: There are a number of references to limitations on specific signs, and there is nothing comprehensively discussing the total number permissible and particularly signs that are behind the front window of the building, but are not affixed to the window, there isn't really any clarification. There needs to be some clarification in there as to what, if any, restrictions are on those, as we discussed, the real estate signs and whatnot.

MS. MUNDUS: That's where it's listed, where it's not listed under signage, it's listed under permitted accessories.

CHAIRMAN McMAHON: Okay. So I will
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amend the document we reviewed last time to include that as well, and I will submit it to, I will e-mail a copy to all Board members and submit it to the Code Committee as well for their next meeting.

If there is no other discussion on this, I would like to move on to the next -- I make a motion to move on to the next item.

Do I have a second?

MR. BURNS: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. BURNS: Aye.

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

Item number 4, motion to approve the minutes of the September 3, 2015; September 24, 2015; and October 1, 2015 meetings.

Do I have a second for that?

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?
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MR. JAUQUET:  Aye.

MR. BURNS:  Aye.

MS. MUNDUS:  Aye.

MR. DOWLING:  Aye.

CHAIRMAN McMAHON:  Motion carries.

Item number 5, motion to adjourn.

Do I have a second?

MS. MUNDUS:  Can I ask about our next meeting?  We said we were going to look at the calendar.

CHAIRMAN McMAHON:  I think we -- I believe we had actually voted last time on those days.

MS. MUNDUS:  November 19th; is that right?

CHAIRMAN McMAHON:  Yes.

MS. MUNDUS:  And December 3rd.

CHAIRMAN McMAHON:  Yes. The next work session is November 19th, the next regular session is December 3rd, and we also discussed the meeting after that, December 17th was the following work session and then January 7th was the regular meeting.
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If that is it, motion to adjourn.

MS. MUNDUS: Second.

CHAIRMAN McMAHON: All in favor?

MR. DOWLING: Aye.

MS. MUNDUS: Aye.

MR. BURNS: Aye.

MR. JAUQUET: Aye.

CHAIRMAN McMAHON: Motion carries.

Thank you very much.

(Time noted: 5:25 p.m.)
CERTIFICATE

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 5th day of November, 2015.

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STEPHANIE O'KEEFFE

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