VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

PLANNING BOARD
REGULAR SESSION

Third Street Firehouse
Greenport, New York

December 3, 2015
5:10 p.m.

BEFORE:

DEVIN McMAHON – CHAIRMAN
BRADLEY BURNS – MEMBER
PETER JAUQUET – MEMBER

JOSEPH PROKOP – VILLAGE ATTORNEY
CHAIRMAN McMAHON: This is the Village of Greenport Planning Board, Regular Session, December 3, 2015.

There is a note that item number 1 says motion to accept the use evaluation application, that should be a motion to approve the use evaluation application.

So Item number one is a motion to approve the use evaluation application from Doug Roberts, President of Educational Solutions Consulting. The applicant proposes to open an office at 211 East Front Street. The property is located in the CR Commercial-Retail District and the use as an office is a permitted use.

The prior use of this space was as a flower shop.

Suffolk County Tax Map number 1001-5-3-18.

This was accepted and reviewed at the last meeting. There were no issues raised or concern about this.
I don't have any concerns about this if anybody has any --

MR. JAUQUET: No.

CHAIRMAN McMAHON: So I will --

MR. PROKOP: We should just make a motion for SEQRA, the motion is for --

Excuse me, that's what you were going to say.

CHAIRMAN McMAHON: Yes.

This is a unlisted negative declaration, correct?

MR. PROKOP: Yes.

We're adopting lead agency status.

We're determining that to be an unlisted action and that there will not be a significant negative impact.

CHAIRMAN McMAHON: Okay.

I'm going to make a motion that the Board adopt lead agency status for purposes of SEQRA.

After review of the application, it was found to be an unlisted action with a negative declaration and no significant negative impact on the
Do I have a second for that?

MR. JAUQUET: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. BURNS: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

The second motion would be to approve use evaluation application.

Do I have a second for that?

MR. BURNS: Second.

CHAIRMAN McMAHON: All in favor?

MR. JAUQUET: Aye.

MR. BURNS: Aye.

CHAIRMAN McMAHON: Aye.

Motion carries.

The second item is a motion to adjourn, but Joe has something --

MR. PROKOP: There's two matters to discuss.

We received two preliminary plat plans under Section 118 of the Village code, which is the beginning process of
consideration of a subdivision. The

two properties are both on Fifth

Avenue, one is 221 Fifth Avenue and 238

Fifth Avenue. 221 Fifth Avenue is

owned by James Olinkiewicz and 238

Fifth Avenue is owned by a corporation
called 238 Fifth Avenue Corp, which is

--

MS. McENTEE: May I ask. Why are

we going over that if it's not on the

agenda?

CHAIRMAN McMAHON: There will be a

public hearing, and it will be noticed

beforehand if the application proceeds.

MS. McENTEE: Not anyone was

notified, and --

MR. PROKOP: We're not going over

anything. We're giving -- we're trying
to --

MS. McENTEE: Expedite.

CHAIRMAN McMAHON: No. Just

putting the information out there.

There is no decision being made,

there's no -- it's just simply the
MR. PROKOP: We're trying to give you, to help the public by giving you notice of an application that we received. We're merely stating that we received an application to provide notice.

It's not required that we say anything, but I recommended to the Board that we put on the record that we received these two applications, just so the public would have notice. We normally don't give the public notice when we receive applications, but in this case, it was, I made a recommendation it be put on the record that we received these applications.

There is no expediting the process, and I thought it would be a good idea to put it on the record.

MS. McENTEE: Thank you.

MR. BURNS: What is the process?

MR. PROKOP: So the process is,
what's called a consideration, it's not a decision, it's not a public hearing, it's called in our code, Section 118-4, a consideration. Where somebody gives us a, basically a sketch of the way that they would think they would like to do a subdivision and we can comment on them. That's all.

And even though it's not a decision or public hearing, there is a fairly extensive notification process. This will be published in the newspaper, and the neighbors will get notified and also the property will be posted as if there was a public hearing, although there will not be.

There will be one or two subsequent public hearings if it moves along. It doesn't necessarily move along, but there would be other hearings down the line if it was to move along.

Anyway, the two properties are, as I said, 221 Fifth Avenue which is owned
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by James Olinkiewicz and 238 Fifth Avenue which is owned by a corporation which in the application, is stated to be 100 percent owned by James Olinkiewicz.

There has been sketches submitted to the Village Clerk that are available for the public. They'll be submitted to the Board and at our meeting on the 17th, we will comment on them.

CHAIRMAN McMAHON: Okay.

MR. PROKOP: That's basically it.

CHAIRMAN McMAHON: Any other business?

MR. PROKOP: We discussed at another meeting this comment about Third Avenue, there was discussion about that, I want to say that I'm still working on that.

MR. JAUQUET: Third Avenue.

MR. PROKOP: Third Street.

CHAIRMAN McMAHON: Third and Front?

MR. JAUQUET: No, Third Street --
MR. PROKOP: There's been a letter that was submitted, it's a legal matter that I'm still working on.

CHAIRMAN McMAHON: All right.

MR. PROKOP: Only because there is information that came in recently that the Village wasn't aware of, so I'll have my recommendation shortly.

CHAIRMAN McMAHON: So likely for the next work session?

MR. PROKOP: Definitely by the next work session.

CHAIRMAN McMAHON: Okay.

Any other questions, comment, concerns?

Okay.

Item number 2, motion to adjourn.

Do I have a second?

MR. JAUQUET: Second.

CHAIRMAN McMAHON: All in favor?

MR. BURNS: Aye.

MR. JAUQUET: Aye.

CHAIRMAN McMAHON: Motion carries.

(Time noted: 5:15 p.m.)
CERTIFICATE

STATE OF NEW YORK  
) ss:
COUNTY OF SUFFOLK  

I, STEPHANIE O'KEEFFE, a Reporter and Notary Public within and for the State of New York, do hereby certify that the within is a true and accurate transcript of the proceedings taken on December 3, 2015.

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 3rd day of December, 2015.

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STEPHANIE O'KEEFFE
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