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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

-----X
PLANNING BOARD
REGULAR SESSION
-----X

June 2, 2016
5:00 P.M.
Third Street Fire Station
Greenport, New York

- B E F O R E:
MARY GIVEN
PETER JAUQUET
DEVIN MCMAHON
BRADLEY BURNS
JOHN COTUGNO
GLYNIS BERRY
PAUL PALLAS
JOSEPH W. PROKOP

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2 (Whereupon the meeting was called to
3 order at 5:08 p.m.)
4 DEVIN MCMAHON: We're going to be begin
5 the meeting; this is the Village of
6 Greenport planning board, June 2, 2016.
7 Item No. 1 Front Street: Motion to
8 accept and for action on the use
9 evaluation application from Crazy Four
10 Inc, represented by Callie Brennan,
11 President. The application proposes to
12 reopen 2 Front Street (formerly the
13 Coronet), under the name Crazy Beans.
14 The proposed restaurant use is a
15 permitted use in the CR (Commercial
16 Retail) Zone. The property is located
17 within the Historic District and is a
18 Type II Action, which is not subject to
19 coordinated review. Suffolk County Tax
20 Map NO. 1001-4.-10-17.

21 Do we have any comments or
22 discussions on this? We discussed it at
23 the last meeting. We're reopening this
24 space. Did we receive the FHL.

25 PAUL PALLAS: I didn't see any in the

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2 file.

3 JOSEPH W. PROKOP: It was submitted
4 today.

5 DEVIN MCMAHON: So, if that's going to
6 be included in the file, I think that
7 was the only --

8 MARY GIVEN: And the sign and the
9 historic preservation.

10 DEVIN MCMAHON: They'll be separate from
11 us.

12 Any motion that we approve the
13 application as it was submitted?

14 MARY GIVEN: Second.

15 DEVIN MCMAHON: All in favor?

16 (Whereupon all made a motion in favor.)

17 DEVIN MCMAHON: Item No. 2: Motion to
18 accept and for action on the use
19 evaluation application from Juniper
20 Spirit Merchants, represented by Robert
21 Place. Item application proposes to
22 reopen 219 Main Street (Claudio's Liquor
23 Store) under the name Spirited Wine and
24 Liquor. The proposed use is permitted
25 use in the CR (Commercial Retail) Zone.

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2 This property is located within the
3 Historic District and is a Type II
4 Action. Suffolk County Tax Map No.
5 1001-4.-10-22.2.

6 Do we have any discussion,
7 questions, comments on this. We
8 discussed it at the last meeting. At
9 first it was simply a continuation of
10 the previous use, garbage.

11 JOSEPH W. PROKOP: That's correct.

12 DEVIN MCMAHON: Minimalist use is not
13 the same as a restaurant use. Any
14 comments or questions?

15 GLYNIS BERRY: We should also make a
16 resolution about the SEQR funding.

17 DEVIN MCMAHON: Yeah. So, the first
18 motion will be to for purposes of the
19 Type II Action, and we'll have no
20 significant impact on the environment.
21 Second that motion?

22 PETER JAQUET: Second.

23 DEVIN MCMAHON: All in favor?

24 (Whereupon all made a motion in favor.)

25 DEVIN MCMAHON: So, that motion carries.

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2 The second will be motion to accept
3 and approve the application as
4 submitted. Do I have a second for that
5 motion.

6 BRADLEY BURNS: Second.

7 DEVIN MCMAHON: All in favor?

8 (Whereupon all made a motion in favor.)

9 DEVIN MCMAHON: Going back to Item NO.
10 1, as we should have, I'm going to make
11 a motion that the document make a
12 determination of a Type II Action, no
13 significant adverse impact on the
14 environment. Second for that motion?

15 PETER JAQUET: Second.

16 DEVIN MCMAHON: All in favor all say I.

17 (Whereupon all made a motion in favor.)

18 DEVIN MCMAHON: Item No. 3, Row off
19 Front Street: Motion to accept and for
20 action on the use evaluation application
21 from William F. Claudio Inc.,
22 represented Janice Claudio. The
23 application from proposes to use the
24 east side of the applicant's dock to
25 offer boats for sale. The proposed use

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2 is a permitted use in the CR (Commercial
3 Retail) Zone. This property is not
4 located in the Historic District.
5 Suffolk County Tax Map No. 1001-5.4-25.

6 I believe they didn't make a
7 determination on that. I don't believe
8 that would be a Type II Action, it would
9 be an unlisted action.

10 PAUL PALLAS: It's Type II.

11 DEVIN MCMAHON: Is it?

12 GLYNIS BERRY: Yeah, because it's
13 permitted use.

14 DEVIN MCMAHON: I think it's totally
15 property for the space.

16 GLYNIS BERRY: We'll let Joe decide.

17 PETER JAUQUET: It's not a specially
18 named use?

19 GLYNIS BERRY: The issue is for number
20 three shouldn't be Type II or unlisted.

21 JOSEPH PROKOP: Well, I think that in
22 this case, we the Board has determined
23 previously a use evaluation is a Type II
24 Action. So, as long as you agree -- as
25 long as the Board -- this went on the

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2 agenda as a use of evaluation. So as
3 long as that's all it was, then it would
4 be a Type II Action. If there's
5 anything else involved, a site plan or
6 anything else required with this, then
7 it wouldn't be a Type II.

8 DEVIN MCMAHON: Okay. The permitted use
9 I don't have any questions or issues
10 with regard to the site plan.

11 GLYNIS BERRY: I would just advise
12 signage they need to come back with a
13 signing permit, and also there was an
14 issue with litter. So, if they have
15 some kind of contained if they're going
16 to have a fire, so there's not an issue.

17 DEVIN MCMAHON: I think it's certainly
18 appropriate to mention, but I don't
19 think we need to add an additional --
20 that's a do what you're supposed to do.
21 That's required anyway. If they're
22 littering, they're littering. That
23 would be a separate problem.

24 JOSEPH PROKOP: Did anything come in
25 with this application? Any kind of a

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2 plan.

3 DEVIN MCMAHON: There was. I indicated
4 where the sales would be. Where that
5 would be used for.

6 JOSEPH PROKOP: I think they just need
7 to -- what they did on their diagram
8 between one and their bulkhead, they
9 crosshatched it. But if they're only
10 going do it along their bulkhead, they
11 should indicate on their plan.

12 DEVIN MCMAHON: Okay.

13 JOSEPH PROKOP: If they're going to fill
14 in the whole area, just so we have
15 something in the file.

16 We can still go ahead. They just
17 need to correct that.

18 JOSEPH PROKOP: Okay. So, the plan as
19 it is does not indicate that?

20 PAUL PALLAS: The wording could be a
21 little clearer. We can just have them
22 reword that, to indicate that that where
23 the boats would be limited to.

24 DEVIN MCMAHON: Okay.

25 PAUL PALLAS: The wording is not one

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2 hundred percent clear.

3 PETER JAUQUET: What are we looking at,
4 where the sign is going to be?

5 PAUL PALLAS: No. Where the boats are
6 going to be.

7 PETER JAUQUET: I know. I think they
8 should write it out where the boats are
9 going to be.

10 PAUL PALLAS: Correct.

11 PETER JAUQUET: And the slip on the
12 other side of that dock are not
13 indicated up until now.

14 DEVIN MCMAHON: Okay. So --

15 PETER JAUQUET: And where the TV sign
16 goes, and if there's going to be a kiosk
17 with papers.

18 JOHN COTUGNO: Is there going to be an
19 office?

20 DEVIN MCMAHON: No. Essentially they
21 did it last year too. It was just
22 advertising the boats, showing the
23 boats, and I think they had a little
24 sandwich board on the boat advertising
25 stocks, marina. Most of the sales there

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2 back at on the, it's just a matter of
3 having the boats there.

4 So we have as it's indicated, it
5 looks as if the boats will be on the
6 west side of that dock -- on the east
7 side.

8 PETER JAUQUET: This is a permanent
9 wooden dock at water level with stairs
10 coming down. They've had boats on the
11 west side for sale.

12 PAUL PALLAS: I think this is more
13 formalizing what's happened. So, by
14 this drawing they're showing they're
15 going to limit it to that side. So, my
16 suggestion just we will have to limit
17 them. That's your choice.

18 PETER JAUQUET: I was thinking since
19 this is such a sketchy design here, they
20 might still be interested in both the
21 west side and east side of the dock. It
22 doesn't matter to me, they should tell
23 us.

24 GLYNIS BERRY: I think there was an
25 issue with the Village if they were on

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2 the west side if they were attaching the
3 boats to --

4 PETER JAUQUET: That's our property.

5 PAUL PALLAS: That both bulkheads, I
6 believe, belong to the Village.

7 DEVIN MCMAHON: So, maybe we can
8 indicate that it will be for the space
9 between the dock and the west side of
10 the property.

11 PAUL PALLAS: The western bulkhead and
12 the dock.

13 DEVIN MCMAHON: And the eastern side of
14 the dock.

15 PAUL PALLAS: The western bulkhead is
16 their property.

17 DEVIN MCMAHON: If they're going to have
18 any signage there, they need a sign
19 permit. If their having things on the
20 boats, that's not our --

21 PAUL PALLAS: No.

22 DEVIN MCMAHON: I think that's how they
23 did it last year. If they're going to
24 have any addition flyers, they'll
25 need --

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2 JOSEPH PROKOP: A written decision. And
3 I'll list these things, you can just
4 give them to me in detail.

5 DEVIN MCMAHON: Okay.

6 JOSEPH PROKOP: The only thing that
7 concerns me with the signage is, the
8 electronic sign in nature as opposed to
9 a board because the electronic could be
10 a problem.

11 DEVIN MCMAHON: I think that would
12 qualify for signage that would require a
13 permit before they install the TV. If
14 they're going to install the TV, they
15 need to show what's going to be
16 displayed and how it's going to be
17 displayed.

18 PETER JAUQUET: In case anyone wants to
19 start putting TVs on.

20 DEVIN MCMAHON: Okay. So, does anyone
21 have an issue with the actual use?

22 PETER JAUQUET: No.

23 DEVIN MCMAHON: So, perhaps we'll do a
24 written decision but specify bullet
25 point that need to be addressed.

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2 One, the boat sales would be
3 limited between the western bulkhead of
4 Claudio's parking and the east side of
5 the dock in question. If they choose to
6 put a TV up, they will need to submit a
7 sign permit application.

8 JOSEPH PROKOP: Did they actually say
9 TV?

10 PAUL PALLAS: They did. I thought they
11 said a television.

12 MARY GIVEN: On the pile.

13 PAUL PALLAS: On the pile.

14 MARY GIVEN: Correct.

15 DEVIN MCMAHON: If a TV be installed,
16 whatever is displayed on the TV needs a
17 sign permit.

18 PETER JAUQUET: Does the TV have sound?

19 MARY GIVEN: I don't know.

20 DEVIN MCMAHON: Also, if there are going
21 to be any flyers distributed.

22 PETER JAUQUET: A flyer kiosk.

23 DEVIN MCMAHON: If that's going to be
24 included, anything that's going to be on
25 land would need to be self contained.

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2 Anything else?

3 PETER JAUQUET: When they come up to get
4 those signs, they don't want to walk
5 over the edge into the water.

6 DEVIN MCMAHON: No, they don't want
7 that.

8 PETER JAUQUET: I'm just curious about
9 the kiosks and the water's edge and
10 whether that's a safety factor there as
11 they approach all that activities.

12 DEVIN MCMAHON: Right now we have --
13 well, my proposed motion would be to
14 approve the application with the
15 following three conditions: That the
16 boats for sale are parked between --
17 docked between the western bulkhead of
18 Claudio's property and the eastside is
19 in question. If the TV is going to be
20 installed on the piling and it's going
21 to be advertising the boat sales, that
22 would be considered signage and would
23 require a sign permit. And if there are
24 any flyers they'll need to be
25 self-contained. Again, if they're going

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2 to have a kiosk with advertising on it,
3 that would be part of the signage as
4 well. Do I have a second for that
5 motion?

6 PETER JAUQUET: I'll second that.

7 DEVIN MCMAHON: All in favor say I.

8 (Whereupon all made a motion in favor.)

9 DEVIN MCMAHON: Motion carries. We also
10 need to for purposes of SEQR make a
11 determination that it's a Type II
12 Action. Second for that?

13 BRADLEY BURNS: Second.

14 DEVIN MCMAHON: All in favor say I.

15 (Whereupon all made a motion in favor.)

16 DEVIN MCMAHON: Item No. 4, 211

17 Carpenter Street: This was originally
18 motion to table the discussion on the
19 application for site plan review pending
20 receipt of requested information and
21 extend the 60 day time period for
22 action. I'd like to add that David
23 Kapell, representing Old Shipyard LLC,
24 located at 211 Carpenter Street, has
25 proposed to convert an existing

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2 two-story building into a first-floor
3 tasting room and one second-floor
4 apartment. The property is in the CR
5 (Commercial Retail) District. Both uses
6 are permitted in the CR zone. The
7 property has been vacant for some time.
8 All mixed-use buildings are required to
9 have a fire suppression system by the
10 New York State Fire Prevention and
11 Building Code. The property is located
12 in the Village Historic District, and is
13 subject to coordinate review. Changes
14 are to items prior use there. Suffolk
15 County Tax Map No. 1001-4.-10-11.

16 The one change I want to make to
17 the property is make the motion to
18 initiate a coordinate review this SEQR
19 map even, HBC building permit.

20 Do we have any questions or
21 comments on this?

22 JOSEPH PROKOP: So, we're going to
23 preliminary adopt the status and
24 initiate and coordinate a review?

25 DEVIN MCMAHON: Yeah, I know they do

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2 need it before HBC, but it's going to be
3 a while because they're not on Monday's
4 agenda. I don't believe so. We did not
5 yet receive the most recent plans that
6 addressed the HPC and the potential
7 destruction of the handicap access; is
8 that correct?

9 GLYNIS BERRY: No.

10 DEVIN MCMAHON: Did you want to speak on
11 this?

12 AUDIENCE MEMBER: Yes. We are to going
13 to submit that with we will eliminate
14 the conflict between the HPC valve and
15 the down spout leader. We will relocate
16 the driveway apron to the south edge of
17 the property, and we will reverse the
18 outward door swing that's apparently in
19 the conflict with the stairs on the
20 front porch.

21 GLYNIS BERRY: And shift the --

22 AUDIENCE MEMBER: Yes. The driveway
23 apron. Can we make those conditions of
24 approval?

25 DEVIN MCMAHON: I think we have to

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2 complete the SEQR review before we can
3 vote on approval. So, either way
4 something's going to go before HPC
5 building permit.

6 Tonight we can initiate the
7 coordinated review and then the process
8 can be completed. But I don't think we
9 can vote on approval of application
10 tonight.

11 AUDIENCE MEMBER: Can you accept it and
12 it will be on the agenda for approval in
13 July maybe?

14 DEVIN MCMAHON: Yes.

15 AUDIENCE MEMBER: Thank you very much.

16 DEVIN MCMAHON: Well, as soon as HPC is
17 done.

18 AUDIENCE MEMBER: Does the planning
19 board require HPC approval before they
20 act?

21 DEVIN MCMAHON: No.

22 AUDIENCE MEMBER: Okay.

23 DEVIN MCMAHON: Just complete your
24 coordinated review. Which is --

25 AUDIENCE MEMBER: It depends what the

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2 subject is, but I don't want to speak
3 about this application specifically but
4 there might be something that's subject
5 to HPC detail things but.

6 DEVIN MCMAHON: We're not making major
7 changes.

8 DEVIN MCMAHON: Okay.

9 JOSEPH PROKOP: The main thing is
10 because it's in a historic district with
11 SEQR.

12 DEVIN MCMAHON: More application
13 changing, I believe, was the only issues
14 that this board had.

15 Is there any other comments or
16 questions.

17 PETER JAUQUET: No.

18 MARY GIVEN: Drainage, did he address
19 that?

20 DEVIN MCMAHON: The thing is we ask
21 applicants to provide preexisting on
22 performance and.

23 AUDIENCE MEMBER: We would consider it
24 if we had a ability to, but we don't
25 have a space and it's preexisting.

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2 DEVIN MCMAHON: Any other questions or
3 comments with this?

4 JOSEPH PROKOP: I make a motion to move
5 ahead for the board to preliminary adopt
6 the agency status, determine preliminary
7 that it's a Type I Action because it's
8 in a historic district and coordinate a
9 review.

10 DEVIN MCMAHON: Anyone have any
11 objections or questions about that?

12 PETER JAUQUET: No.

13 DEVIN MCMAHON: I make a motion to adopt
14 for purposes of SEQR that it's a Type I
15 Action due to its location and change in
16 use. And we will begin the coordinated
17 review. The HPC will be notified and it
18 be will be on the next meeting's agenda.
19 Do I have a second to that motion?

20 PETER JAUQUET: Second.

21 DEVIN MCMAHON: All in favor say I.
22 (Whereupon all made a motion in favor.)

23 DEVIN MCMAHON: Motion carried.

24 Item No. 5, 300-308 Main Street:
25 Continued discussion on the application

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2 for site plan review pending completion
3 of coordinated review. An amendment to
4 the previous site plan has been
5 received. The previous site plan was
6 approved on November 4, 2015. The
7 applicant, Robert I. Brown, Architect is
8 representing Stirling Square LLC- Brent
9 Pelton. The applicant has proposed to
10 remodel four existing apartment units
11 into an additional five temporary
12 residential (inn) units, and one
13 handicap accessible unit on the ground
14 floor, bringing the total of rental
15 rooms for American beech Inn to 11
16 rooms.

17 The proposal includes a renovation
18 of Suite 308C (a ground floor space),
19 into a lobby for the Inn, incorporating
20 a new glass facade with interior and new
21 exterior seating and a water feature in
22 the courtyard. The proposal includes
23 additional bluestone hardscape for
24 easier handicap accessibility and
25 several ramps providing accessibility to

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2 each of the commercial units. The
3 proposal has specified a retractable
4 awning over the existing cedar trellis
5 which covers the dining patio at the
6 American Beech Restaurant. The plan
7 also calls for an extension of the wood
8 pergola to the north. The property is
9 located in the Village of Greenport
10 Historic District and is subject to
11 coordinated review.

12 The Historic preservation
13 Commission reviewed the proposal at the
14 April 4, 2016 HPC meeting and approved
15 the change in facade, but asked the
16 applicant to explore other options for
17 the dining patio. The Historic
18 preservation Commission has asked that
19 the project remain on the agenda pending
20 an alternative to the retractable
21 awning. All additional changes to the
22 site plan will be reviewed at a future
23 HPC meeting. Suffolk County Tax Map No.
24 1001-4.-7-29.1. Sir, Mr. Brown.
25 ROBERT BROWN: Robert Brown. Just

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2 wondering if you have any questions?

3 DEVIN MCMAHON: Have you decided what

4 you're doing with the awning?

5 ROBERT BROWN: We believe we have a

6 solution that's been discussed on

7 officially with members of the historic

8 preservation. We have the go back to

9 them to finalize.

10 DEVIN MCMAHON: So, we need to finalize

11 that. Any other questions or comments?

12 GLYNIS BERRY: Two questions. I noticed

13 that there wasn't a change in the paving

14 at the head of the stairway, so do you

15 want the keep did gravel there where

16 people --

17 ROBERT BROWN: That was changed.

18 GLYNIS BERRY: Not on this set.

19 ROBERT BROWN: The paving now comes to

20 the top of the stairs.

21 GLYNIS BERRY: Right. But the gravel

22 also comes to the top of the stairs, so

23 you have a change of texture right where

24 somebody is grabbing the railing -- I'm

25 sorry I'm misreading it.

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2 You're okay. You changed it.

3 Thank you. I appreciate it.

4 And I guess the only other question
5 is with the extension of awning: Is
6 there any kind of fire hazard with the
7 fire place.

8 ROBERT BROWN: The awning will not be
9 going over the fireplace. The plan
10 shows the awning essentially stopping
11 where the pergola stops extending with
12 that awning over the fireplace.

13 GLYNIS BERRY: Is there any --

14 ROBERT BROWN: No. It sufficiently
15 covers the fire box.

16 DEVIN MCMAHON: So there's possibly
17 questions whether or not a between the
18 fireplace and the extension of the
19 pergola?

20 PAUL PALLAS: Yes.

21 ROBERT BROWN: Generally speaking, the
22 code specifies the distance between the
23 firebox and any combustible material.

24 DEVIN MCMAHON: Well, that will be a
25 building permit issue. Obviously we

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2 can't.

3 PAUL PALLAS: We'll review that
4 certainly, but I think as part of the
5 planing process is to improve the
6 pergola. We'll have to let you know
7 that if it is in fact okay.

8 DEVIN MCMAHON: Okay. Are there any
9 questions on any other aspects of the
10 plan.

11 GLYNIS BERRY: I would just like to
12 comment: Thank you for being so
13 responsive to all the comments and
14 incorporating a lot.

15 ROBERT BROWN: I thank you for your
16 assistance. It was greatly appreciated.

17 DEVIN MCMAHON: Any other questions or
18 comments?

19 PETER JAUQUET: I don't have any
20 comments.

21 DEVIN MCMAHON: Anyone, questions
22 comments. So, the next step is going to
23 be HPC then --

24 ROBERT BROWN: Yes.

25 DEVIN MCMAHON: -- with your plan with

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2 the awning, and then going coming back
3 to us.

4 ROBERT BROWN: Yes. Can I ask with that
5 the status of the application is at this
6 point and the coordinated review?

7 DEVIN MCMAHON: I believe because we
8 don't have a completed plan, it's still
9 a -- I don't think we've accepted the
10 final plan.

11 ROBERT BROWN: Can I ask what
12 specifically you're looking for?

13 DEVIN MCMAHON: One, indication of what
14 you're planning to do with the awning
15 and you just need to confirm that
16 there's no issue with the pergola
17 extension. As far as I'm concerned,
18 those are the only two things now that I
19 think the questions in the air.

20 JOSEPH PROKOP: I noticed in the
21 application that there's currently four
22 units that are being converted to five

23 ROBERT BROWN: Yes.

24 JOSEPH PROKOP: Does that meet the code?

25 GLYNIS BERRY: He's making --

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2 JOSEPH PROKOP: It has to be subject to
3 the building department not this board.
4 Is there anything else we need to look
5 at with regard to that with making four
6 into five?

7 GLYNIS BERRY: I believe it's compliant;
8 I can double check. If he turns it into
9 a hotel.

10 JOHN COTUGNO: It doesn't affect the
11 parking requirements?

12 GLYNIS BERRY: There were no parking
13 requirements.

14 PAUL PALLAS: We'll review that as well.

15 DEVIN MCMAHON: Can we communicate that
16 to the applicant then?

17 PAUL PALLAS: Yes.

18 DEVIN MCMAHON: We'll communicate that
19 if there's a problem with the building
20 department; otherwise, I don't have any
21 other questions or comments at this
22 time. Anyone else?

23 GLYNIS BERRY: I don't.

24 ROBERT BROWN: Thank you.

25 DEVIN MCMAHON: So, we do need your

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2 answer to your question. To move
3 forward we need a finalized plan before
4 we can accept the application and
5 coordinated review.

6 ROBERT BROWN: You mean accepted by HPC?

7 DEVIN MCMAHON: Just needs to be your
8 final plan that's indicating the awning
9 and everything completed, that's it.

10 ROBERT BROWN: Because we do have a plan
11 that shows what we're submitting to HPC
12 for that awning.

13 PAUL PALLAS: They'll have to look at
14 that and decide, right.

15 JOSEPH W. PROKOP: That's what I'm
16 saying, are you waiting for HPC to
17 respond.

18 PAUL PALLAS: The site plan indicates a
19 retractable awning, but HPC has not
20 approved that. So, in theory, HPC could
21 reject it, which means there will be a
22 site plan again. So, this board is not
23 in the position to accept it.

24 JOSEPH W. PROKOP: I'm just trying to
25 work my way through this. It's my

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2 understanding that HPC approved the
3 retractable awning, but was not
4 satisfied with this specific design at
5 the time.

6 PAUL PALLAS: I understand your point,
7 but there's no HPC approval at this
8 point. But that's the issue that's
9 being communicated right now that
10 there's no HPC approval, which
11 ultimately means it could be rejected,
12 which could change your site plan.

13 GLYNIS BERRY: Where is the door for
14 Unit D?

15 ROBERT BROWN: Unit D?

16 GLYNIS BERRY: Yeah.

17 ROBERT BROWN: Sorry, I don't have that
18 with me.

19 The unit is on the first floor at
20 the bottom of the stairs.

21 GLYNIS BERRY: At the bottom?

22 ROBERT BROWN: Yeah. It's not indicated
23 on the plan.

24 GLYNIS BERRY: And Unit D is directly
25 going up the side.

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2 ROBERT BROWN: Yes. At the bottom of
3 the stairs.

4 GLYNIS BERRY: How is Unit C and Unit E
5 separated?

6 ROBERT BROWN: Unit C and B?

7 GLYNIS BERRY: Right. Sorry, I'm
8 messing up, sorry.

9 JOSEPH PROKOP: Are there going to be
10 six rooms?

11 ROBERT BROWN: There will be six
12 additional hotel units.

13 JOSEPH PROKOP: The access to the
14 handicap one on the first floor, is that
15 --

16 JOSEPH W. PROKOP: Directly outside.

17 PAUL PALLAS: I think what the question
18 is: It's not clear how each of these
19 rooms is accessed. We see the stairs
20 but then what happens? It's not clear
21 what happens at the bottom of the
22 stairs.

23 ROBERT BROWN: It's just a matter of the
24 doors were not shown on the ground-floor
25 plan.

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2 PAUL PALLAS: So, they open up out in
3 the courtyard at the bottom of the
4 stairs?

5 ROBERT BROWN: Yes.

6 PAUL PALLAS: The elevation --

7 JOSEPH W. PROKOP: This is the existing
8 door that leads to Unit C.

9 PAUL PALLAS: Okay.

10 ROBERT BROWN: Unit D has a door here on
11 the ground floor which isn't shown on
12 the plan, but it should be here
13 (indicating).

14 PAUL PALLAS: Maybe just the detail.

15 JOSEPH W. PROKOP: Sure. Unit E as well
16 the same idea, there's a door here I
17 believe (indicating).

18 PAUL PALLAS: Just not on the drawing.
19 Maybe the door swinging so we know.

20 ROBERT BROWN: I can show you there's
21 doors.

22 PAUL PALLAS: I know but then everyone
23 gets to see how people are entering and
24 exiting the rooms.

25 ROBERT BROWN: Sure.

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2 JOSEPH PROKOP: The application is going
3 to be building ramps to the commercial
4 units in the courtyard.

5 ROBERT BROWN: Yes.

6 JOSEPH PROKOP: So, there's no ramps to
7 the room?

8 ROBERT BROWN: There will be a ramp to
9 the new accessible hotel room on the
10 ground floor.

11 JOSEPH PROKOP: Okay. Several ramps
12 providing accessibility to each of the
13 commercial units?

14 GLYNIS BERRY: He's been very responsive
15 and that he's added ramps to all the
16 commercial areas, off the central court
17 has ramps.

18 ROBERT BROWN: All commercial spaces
19 will be accessible and one hotel room
20 will be accessible.

21 DEVIN MCMAHON: Is all handicap access?

22 ROBERT BROWN: The code only requires
23 one is added.

24 DEVIN MCMAHON: Then just extended the
25 solid blue stone throughout so the lobby

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2 as well has it.

3 JOSEPH W. PROKOP: Yes.

4 GLYNIS BERRY: They've been very good at
5 this. In fact, they've added the
6 accessible unit, so thank you.

7 BRADLEY BURNS: So, we're holding them
8 up at this point because of the awning?

9 DEVIN MCMAHON: Essentially. I think
10 the question HPC had indicated, they
11 wanted to review that, I think that's
12 it. Unless I'm missing something.

13 ROBERT BROWN: The continuation would
14 seem to apply in principal that
15 accepting the retractable awning is work
16 outside the detail, so I guess it would
17 be up the you if it's a detail.

18 MARY GIVEN: Has it changed since I sat
19 on the HPC?

20 ROBERT BROWN: Yes.

21 MARY GIVEN: How?

22 ROBERT BROWN: We're talking about a
23 removable solid cover up against the
24 building to make up the difference of
25 the 16 feet, and the sixteen foot

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2 retractable awning is starting at the
3 end of that.

4 JOSEPH PROKOP: There's no plan to
5 enclose the sides of the pergola?

6 ROBERT BROWN: I haven't had a
7 conversation about that; I couldn't
8 answer.

9 JOSEPH PROKOP: The aluminum ventilation
10 system that's hanging outside the
11 building on Carpenter Street, is there
12 going to be anything like that?

13 ROBERT BROWN: No. That was a surprise
14 to me too by the way.

15 JOSEPH PROKOP: Do you know if that was
16 approved by the HPC.

17 ROBERT BROWN: No, I couldn't answer
18 that. I don't know. I wasn't involved
19 with that.

20 PAUL PALLAS: On the awning you're
21 talking about this panel, if you will,
22 from the building, is that permanent?

23 ROBERT BROWN: No. It will be
24 removable. It's solid but removable; it
25 doesn't necessarily have to be there

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2 when the courtyard is not used. It
3 would be something put on at the
4 beginning of the season and taken off at
5 the end.

6 DEVIN MCMAHON: What are you referring
7 to?

8 PAUL PALLAS: As I understand, the
9 applicant is putting in a solid panel
10 and the retractable awning would start
11 from that point out. So, you're going
12 to have a relatively permanent awning
13 for some distance and then a mechanical
14 retractable awning six feet off the
15 building into the parking lot.

16 PETER JAUQUET: Does it go from east the
17 west or from north to south, the
18 direction of those awning?

19 ROBERT BROWN: The retractable awning
20 will be moving east to west, west to
21 east.

22 JOSEPH PROKOP: So a part of the roof is
23 going to be sa permanent awning and part
24 of it will be retractable?

25 MARY GIVEN: It's not actually an

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2 awning.

3 ROBERT BROWN: The first six feet off
4 the building will be a removable plastic
5 seating.

6 MARY GIVEN: You never found a company
7 that could accommodate?

8 ROBERT BROWN: No. There were a few
9 manufacturers.

10 JOSEPH PROKOP: So, why do we have an
11 application for a retractable awning;
12 why don't we have an application for
13 what you just described.

14 ROBERT BROWN: It's been in development
15 because originally we were told that
16 manufactures would provide a full
17 retractable awning, then we're told the
18 16 feet was the maximum they could do.

19 PAUL PALLAS: It's indicated as
20 retractable. As I understand, what's
21 he's saying is a portion of it will be
22 retractable, but a portion will be semi
23 permanent covering, which may or may not
24 be removed at the end of the season.

25 JOSEPH PROKOP: We sit through these

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2 meetings and first off when he approved
3 the pergola, the representation was that
4 it wasn't going to be covered. So, now
5 the applicant's here and now they want
6 it covered and they told us it's not
7 going to be too bad because it's a
8 retractable covering. But now it's not
9 a retractable covering. I guess there
10 was a change because you realized it
11 couldn't go.

12 ROBERT BROWN: Yes.

13 JOSEPH PROKOP: There should be an
14 amended application that indicates that.

15 JOHN COTUGNO: The first six feet is
16 considered a canopy and you take it off,
17 but anything is removable.

18 PAUL PALLAS: Semipermanent.

19 JOSEPH PROKOP: Maybe submit a new
20 application that informs of your new
21 plans please, just so we can review it.

22 PETER JAUQUET: Sounds like a possible
23 conditional approval.

24 PAUL PALLAS: Not at this stage.

25 DEVIN MCMAHON: I mean that's up for.

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2 JOSEPH PROKOP: My recommendation is
3 that why couldn't you at least get on
4 the turnstile to keep it going so it's
5 moving. I think I would definitely
6 issue at this point a review plan it in
7 order for someone to review the plans.

8 DEVIN MCMAHON: Right. I think I can
9 make that amendment to the description
10 of the awning very quickly.

11 Once we accept an application, at
12 that time if we need more time, you have
13 a get approval from you as well or deny
14 the application and start over.

15 ROBERT BROWN: Understood.

16 DEVIN MCMAHON: So, that's the only --
17 we have the option of denying the
18 application after 60 days if we're not
19 satisfied.

20 What would you like to do.

21 PETER JAUQUET: I'd like a keep it going
22 to get the ball rolling if the awning is
23 the only thing holding us up.

24 DEVIN MCMAHON: So, we'll make a motion
25 to accept the application and a separate

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2 motion to begin the coordinating review
3 and a Type I Action because it's in the
4 historic district.

5 PETER JAUQUET: That's my opinion. I
6 don't know about anything else.

7 MARY GIVEN: But Joe said they need to
8 amend the application.

9 JOSEPH PROKOP: Yeah. There's still a
10 lot moving parts in the application.

11 DEVIN MCMAHON: We have a lot of the
12 applications where we accept but changes
13 are made in large. Part of the
14 application is complete, so there's a
15 question of whether or not there's a
16 covering over the pergola and the
17 fireplace.

18 PETER JAUQUET: And the HPC acceptance
19 of solutions.

20 DEVIN MCMAHON: I don't have a problem
21 with a coordinated review because that
22 does have a mandatory timeframe. I make
23 a motion that we accept the application
24 as submitted with the understanding
25 there will be a change to what's shown

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2 to the awning. And this will be
3 reviewed by the HPC, and they'll offer
4 comments.

5 We're going to make a continued
6 look into the issues that were raised
7 with the pergola over the fireplace to
8 confirm whether or not --

9 ROBERT BROWN: That's would be okay.

10 DEVIN MCMAHON: Do I have a second for
11 that motion?

12 MARY GIVEN: Second.

13 DEVIN MCMAHON: All in favor all say I.
14 (Whereupon all made a motion in favor.)

15 DEVIN MCMAHON: Motion carries. Make
16 another motion to adopt an agency status
17 for purposes of SEQOR specifying this as
18 a Type I Action. Do I have a second for
19 that?

20 BRADLEY BURNS: Second.

21 DEVIN MCMAHON: All in favor all say I.
22 (Whereupon all made a motion in favor.)

23 DEVIN MCMAHON: Motion carries.

24 Item No. 6, 131 Third Street:
25 Continued discussion and possible action

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2 on the application for site plan review
3 at 131 Third Street (formerly Meson
4 Ole). Applicant 131 Third Street
5 Greenport Inc., represented by James
6 Olinkiewicz, proposes to reconstruct and
7 create new uses for the existing
8 building located at 131 Third Street, in
9 the CR (Commercial/Retail) District.
10 The proposed renovation includes the
11 division of the first floor into two
12 restaurants and the addition of three
13 residential units on the second and
14 third floors. All proposed uses are
15 permitted within the CR
16 (Commercial/Retail) District.

17 The property is not located in the
18 Village of Greenport Historic District.
19 Suffolk County Tax Map No.
20 1001-6.-2-23.2.

21 As per our regular session,
22 changes need to be made with regards to
23 being compliant. Increasing the landing
24 from 3 by 3 to 5 by 5. Indicating on
25 the plans the lighting for the outdoor

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2 light, I believe the plans dated May
3 12th indicate those changes.

4 PAUL PALLAS: That's correct, May 12th.

5 JOSEPH PROKOP: Who did the plans?

6 PAUL PALLAS: Sherman General
7 Engineering and Consulting.

8 JOSEPH PROKOP: And the lightening is shown
9 on the elevations.

10 DEVIN MCMAHON: Our earnings and
11 questions are that we had noted before
12 prior to fire, second and third floor
13 noted that it will be checked by the
14 building department. Before the
15 building department's issues as well as
16 seating layouts and capacity will also
17 be reviewed by the building department.
18 That's my understanding. There was a
19 question I believe is to whether or not
20 we received.

21 JOSEPH PROKOP: We have to send a
22 request to Suffolk County for what's
23 called a local determination letter. We
24 could vote on this, but we can't
25 actually have our determination

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2 considered to be final without that
3 letter.

4 DEVIN MCMAHON: My understanding is that
5 it was requested.

6 PAUL PALLAS: We're verifying that it
7 was requested.

8 DEVIN MCMAHON: Did we complete our SEQR
9 review, we did not I don't think.

10 JOSEPH PROKOP: Site plan is an unlisted
11 action. So, we will lead status that
12 it's an unlisted action and determine
13 whether or not there's an impact on the
14 environment. Is there a long form or a
15 or a short form in the file?

16 PAUL PALLAS: I have the whole file,
17 it's a lot of paperwork. I remember
18 seeing it today.

19 JOSEPH PROKOP: So, it's a short form
20 (handing). Do you have any comments as
21 to whether it should be a long form or a
22 short form?

23 GLYNIS BERRY: I don't think a long form
24 is needed.

25 JOSEPH PROKOP: So, we have a short form

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2 on file, which is the basic review. And
3 we're not required to have a long form.
4 It's up to the board whether they want
5 to have a long form or not.

6 DEVIN MCMAHON: Okay.

7 JOSEPH PROKOP: I don't have a
8 recommendation as to a long form because
9 the exterior of the building is what
10 will be potential impacts on parking and
11 traffic. But those uses were already
12 associated with the building in prior
13 uses, so it's up to the board's
14 discretion.

15 DEVIN MCMAHON: My personal feeling is
16 that it's not necessary. The largest
17 environment impacts would be of the
18 parking and traffic nature, and I think
19 the Village code was pretty clear that
20 parking existence of last amendment of
21 the code. I don't see it as a
22 significant change prior or an impact on
23 the environment.

24 So, my personal opinion is that it
25 will be an unlisted action with no

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2 significant negative impact on the
3 environment.
4 BRADLEY BURNS: That's my take.
5 JOSEPH PROKOP: Someone can make a
6 motion then.
7 DEVIN MCMAHON: I'll make the motion to
8 adopt with purpose of the SEQR and make
9 a determination that the project will
10 not have a significant impact on the
11 environment. Second?
12 MARY GIVEN: Second.
13 DEVIN MCMAHON: All in favor?
14 (Whereupon all made a motion in favor.)
15 DEVIN MCMAHON: Motion carries. We'll
16 make a motion for approval of the
17 application with the condition that we
18 confirm the notice of Suffolk County.
19 JOSEPH PROKOP: It's a local
20 determination notice of Suffolk County
21 would be as that the approval is
22 submitted to the board adopting a
23 written decision that the approval is
24 subject to the receipt of the Village of
25 a local determination letter from

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2 Suffolk County and that because of
3 review that has been provided -- we
4 don't get into the building code and
5 fire code in the board, but I think that
6 we should have a reference just that --
7 the reference should be that we're not
8 subject to reviewing the building for
9 compliance for fire and building code
10 but that the review take place before
11 the building permit be issue, we review
12 by the Village.

13 DEVIN MCMAHON: By the Village, you're
14 referring to the building department?

15 JOSEPH PROKOP: Yes. And the approval
16 would be referenced to May 12, 2016 by
17 Sherman Engineering and Consulting.

18 DEVIN MCMAHON: I don't have any issue
19 with any of the conditions. Any else?

20 MARY GIVEN: No.

21 DEVIN MCMAHON: Second for that?

22 MARY GIVEN: Second.

23 DEVIN MCMAHON: All in favor?

24 (Whereupon all made a motion in favor.)

25 DEVIN MCMAHON: Motion carries.

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2 Item No. 7: Motion to approve the
3 April 28, 2016 meeting. Do I have a
4 second for that.

5 BRADLEY BURNS: Second.

6 DEVIN MCMAHON: All in favor?

7 (Whereupon all made a motion in favor.)

8 DEVIN MCMAHON: Motion to adjourn.

9 MARY GIVEN: Second.

10 DEVIN MCMAHON: All in favor?

11 (Whereupon all made a motion in favor.)

12 DEVIN MCMAHON: I guess we should
13 schedule the next one as well.

14 I'll make a motion that we schedule
15 the next regular session for July 7,
16 2014. Second?

17 BRADLEY BURNS: Second.

18 DEVIN MCMAHON: All in favor?

19 (Whereupon all made a motion in favor.)

20 DEVIN MCMAHON: Motion carries.

21 (Whereupon the meeting was adjourned at
22 7:30 p.m.)

23

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25

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2 I N D E X.

	3	ITEM NO.	DESCRIPTION	PAGES
pages)	4	1	Front Street	2-3,5 (Three
	5	2	219 Main St.	3-5 (Two pages)
	6	3	Row off Front Street	5-15 (Ten pages)
	7	4	211 Carpenter Street	15-20 (Five pages)
pages)	8	5	300-308 Main Street	20-40 (Twenty
	9	6	131 Third Street	40-46 (Six pages)
	10	7	Approve meeting	46 (One page)

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for

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2 I, TARA GOMEZ, a Court Reporter and Notary Public

3 and within the State of New York, do hereby certify:

4 THAT, the above and foregoing contains a

5 true and correct transcription of the

6 proceedings taken on June 2, 2016.

7

8 I further certify that I am not related to

9 any of the parties to this action by blood or

10 marriage, and that I am in no way interested

11 in the outcome of this matter.

12

13 IN WITNESS WHEREOF, I have hereunto set my

14 Hand this 2nd day of June, 2016.

15

16

17

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19

20

Tara Gomez

21

22

Tara Gomez

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