VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK: STATE OF NEW YORK  
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VILLAGE OF GREENPORT  
PLANNING BOARD  
WORK SESSION  
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Greenport, New York

June 26, 2014  
5:00 P.M.

Board Members Present:

PETER JACQUET - Chairman
CHRIS DOWLING - Member
BEN BURNS - Member
PAT MUNDUS - Member
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
CHAIRMAN JAUQUET: Okay. So we can call this meeting to order. This is the Village of Greenport Planning Board June 26, 2014. This is a work session. And we have Item No. 1 is a continued discussion submitted on an application submitted by Imran Qasim Khan, owner of Layyah Corp., requesting a use evaluation for the addition of a car service office/operation into the existing convenience store office. The store is located at 331 Front Street, SCTM #1001-6-2-17. The applicant has brought in a site plan since the last visit. We have requested this. This is a new proposal. This is to the Front Street driveway. This is going to mark off other spaces. Seems like he has bigger signs, enter and exit.

MEMBER MUNDUS: I just came from there and I can tell you that the traffic flow works beautifully even for me with my truck. I parked in space number three.

CHAIRMAN JAUQUET: Are they marked?

MEMBER MUNDUS: The parking spaces are
marked. The lines are there.

CHAIRMAN JAUQUET: What color are they?

MEMBER MUNDUS: They are white and they're diagonal. They do function very well. The exit sign, I have to say, could be a little bigger. The enter sign could be bigger. That would be my opinion. I don't know how we can enforce this. Say one way or enter from Front Street only.

CHAIRMAN JAUQUET: Yeah.

MEMBER MUNDUS: But it does work.

MEMBER DOWLING: My question for Eileen, for that size building, shouldn't they have a certain amount of spaces to begin with?

MS. WINGATE: Yes. This went to a rather extensive site plan review and they have approved what is there now. He is increasing the number of parking spaces.

MEMBER DOWLING: Does zoning allow those parking spaces?

MS. WINGATE: Zoning has no say.

MEMBER MUNDUS: When I was there, I didn't take out a tape measurer but I paced
it off. I walked through there and it seemed to me that the third parking space that was closest on the north end there, seems like it's right on top of the sidewalk. If he only is asking for two taxi's then he doesn't need that third space there. You can't even watch the traffic.

CHAIRMAN JAQUET: It's tight.

MEMBER MUNDUS: And then the other thing is, there is a picnic table right about here. Right in the middle of where that grass lawn in. There is already a taxi service fully operating. It's going on.

CHAIRMAN JAQUET: Yes. Is this painted on --

MEMBER MUNDUS: There is blue pain.

MS. WINGATE: It's gone. It's gone.

CHAIRMAN JAQUET: You know, we allow the taxi service, they should be parked in a single file space.

MEMBER DOWLING: There is so much traffic right there. The problem is, we need the taxis so bad. I just don't know if we have them in and out of there is a good idea.
MEMBER MUNDUS: -- it's a permitted use.

MEMBER DOWLING: Yes.

CHAIRMAN JAQUET: It's a permitted use. Whether it works here or not, is the question. The activity level there.

MEMBER MUNDUS: I would say the taxis park back here. There is already one here. There is broken up pallets back here.

CHAIRMAN JAQUET: I don't know. They can park one here.

MEMBER MUNDUS: He really doesn't need that pallet in the back for what he is using it for.

MEMBER DOWLING: What about his employees? They have to park somewhere.

MS. WINGATE: I think they are all locals and they walk.

MEMBER DOWLING: Is he local?

MS. WINGATE: No.

MEMBER DOWLING: He parks there?

MS. WINGATE: He parks there.

MEMBER BURNS: This is an upgrade on the property. When I drive by, people are not necessarily parking in their parking
spots.

(Whereupon, the tone of horns went off.)

CHAIRMAN JAQUET: I guess there is still all of this area here. That is why we should put one of those don't block -- something like a don't park here.

MEMBER DOWLING: This can be popped out here.

CHAIRMAN JAQUET: He never complied with the site plan to begin with. We told him about the garbage.

(Whereupon, the tone of horns went off.)

MEMBER MUNDUS: You can see where you could have that problem back there. All he has to do is just keep that area cleaned up. When I was there, there was a taxi parked there. I wouldn't have a problem with two taxis there. I think as a business owner, he needs that for his stuff. I just think that some -- we need to come up with some better way, for the traffic. I see people pull in and go as close to the front door as possible. Like they do at every gas
station. But really, there should be signs for parking. No parking. No standing.

MEMBER DOWLING: He still needs to comply with the previous site plan.

MEMBER MUNDUS: The square thing, is that for drainage.

MS. WINGATE: It’s for storm water. It’s enormous.

MEMBER DOWLING: You want to try and keep the traffic in all the same direction.

CHAIRMAN JAUQUET: Going in an angle, it might be -- it really should be this way. It would be easier.

MEMBER DOWLING: If you go this way, then you have to go that way. Here and here.

CHAIRMAN JAUQUET: You have to watch.

MS. WINGATE: There are two bollards there now.

MEMBER MUNDUS: People can park right here. You have to mark it off.

MEMBER DOWLING: This should be open.

CHAIRMAN JAUQUET: Yes.

MS. WINGATE: So why don't we do this. I have another question for you, there is a
difference between parking and a storing. Parking is doing its thing. Maybe we can
differentiate between parking and storing.

MEMBER MUNDUS: How do you tell the
difference between the two? I mean, parking
is one week, one month? How do you know
it’s not storage.

MS. WINGATE: I have no idea.

MEMBER MUNDUS: I don’t know how we
can say anything. If it were my business, I
would want to have my parking here. And
have the taxis right here. He’s being smart
and doing his business.

CHAIRMAN JAUQUET: Yeah. I think that
— going forward with this whole proposal is
certifiable by the commentary. Neighbors
are not happy.

MEMBER MUNDUS: Neighbors are never in
favor.

CHAIRMAN JAUQUET: The main complaints
are the garbage on the site and the level of
use.

MEMBER MUNDUS: Any time there is more
grass — one place in the front would be the
grass. The back, really has nothing.
CHAIRMAN JAUQUET: What about signs? Do we want to do that? Or just a taxi with signage on the vehicles?

MEMBER BURNS: That's fine.

MS. WINGATE: He asked for a rather large sign. Like 3x5 -- 3x4 big.

MEMBER DOWLING: It's a big sign. It can be half the size. I say we give him six months. That way, if the place starts looking like a dump, then it doesn't lock up to a whole year.

MEMBER MUNDUS: I think so too. Can we talk about the parking plan again, because it seems to me this neighborhood -- this business here, there will be cars pulling up and idling. He should better that problem and actually get people to park where they are to park.

CHAIRMAN JAUQUET: So you are saying Fourth Street and like the building line. There should be independent parking there?

MEMBER MUNDUS: They stop right here. A lot of people don't even shut their car off. A car parked right here with its motor running could be impacted.
CHAIRMAN JAUQUET: Cars are going to be parked there. I noticed the handicapped. Those that are non handicapped are going to use that space. Okay. So we are going to look at the spaces and not be slanted. Two rather than three. The garbage cans and including all the other things.

MEMBER DOWLING: A sign for enter --

MEMBER MUNDUS: I think exit from. I think the sign is not efficient. Here is a no entrance or enter only, Front Street.

Those pile of pallets -- a lot of them are busted up.

MS. WINGATE: A lot of those things, I don't know. I will bring this up to him.

MEMBER DOWLING: It has to be not nice for the neighbors to see pallets on top of each other.

MEMBER MUNDUS: It's unsightly.

That's not unreasonable.

CHAIRMAN JAUQUET: So what do we do with all these changes? Do they come in?

MS. WINGATE: I will ask them to come in.

MEMBER DOWLING: Are you here for
this?

MR. HOLLARD: I have a few questions, that I didn't get answered on Monday.

MS. WINGATE: Is it related to this property?

MR. HOLLARD: No it's not related to this property.

MS. WINGATE: I will have him come in.

CHAIRMAN JAUQUET: Do you have the list?

MS. WINGATE: I have the list.

CHAIRMAN JAUQUET: And there is to be no parking in that area. Something to that, a sign. That would just be to the north of the handicapped spot. And also a six foot fence in the back. And a 6 foot stockade fence to replace the 4 foot. One taxi gets parked next to the garbage. The final thing is, we can agree on all of this, that it's for six months. You only get it for six months. So those are all of the things.

Okay. What did you have to say?

MR. HOLLARD: The only reason why I am here -- My name is Joe Hollard. I live right over on South Street. I was here on
Monday, I had questioned the Board on a couple of things. One was, I think everybody around here seems to be questioning the zoning practices and what's going on. My big question was how to find out about parking and the code. How does that get done? And from what I gather here, it's all done by you. Figuring out what is going on. I am pretty concerned. I am new here but I have lived here. I came back here because of my circumstances. I live right here. My son is in the fire department and lives here in Greenport. I asked the Board about the codes and the parking. The final verdict from the mayor was, look up the codes.

MS. WINGATE: I can help you out. The code is online.

MR. HOLLARD: I looked at the code. We are in a big area here that is probably getting engulfed in big housing.

MS. WINGATE: The code has minimums for parking. There is one and a half spaces for every dwelling. You have a minimum of three cars per two family house. There are
MR. HOLLARD: And why is that?

MS. WINGATE: Because that is the way that the code is written. That is the only maximums.

MR. HOLLARD: Who makes the decision?

MS. WINGATE: That is part of the Village code.

MR. HOLLARD: That is ridiculous.

MS. WINGATE: I don't know, sir.

MR. HOLLARD: There was a house right behind me that is bought by Mr. Olinkowicz. I was told after I came here, that there was at least 37 people living in there. Now he has been trueing t get permits to renovate the house, with only $75000.00 in renovations.

MS. WINGATE: Where did you get that number?

MR. HOLLARD: I heard it.

MS. WINGATE: That's purely speculation. You shouldn't listen to everything you hear.

MR. HOLLARD: I don't speculate. I listen and I hear things. I want to be certain about. That is why I am here
tonight, to make sure changes that take place, are justified.

MS. WINGATE: You should really be careful. There is a lot of words going around.

MR. HOLLARD: That is why I am here.

MS. WINGATE: You can come on in and look at my files any time that you want. Come on in.

MEMBER MUNDUS: The Planning Board doesn't deal with any code changes.

CHAIRMAN JAUQUET: Item No. 2. Motion to schedule the next regular meeting for July 3, 2014.

MEMBER BURNS: Second.

CHAIRMAN JAUQUET: All in favor?

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.

MEMBER MUNDUS: Aye.

CHAIRMAN JAUQUET: Aye.

Item No. 3, motion to adjourn.

MEMBER DOWLING: Second.

CHAIRMAN JAUQUET: All in favor?

MEMBER BURNS: Aye.

MEMBER DOWLING: Aye.
MEMBER MUNDUS: Aye.

CHAIRMAN JAUQUET: Aye.

(Whereupon, the meeting concluded.)
CERTIFICATION

I, Jessica DiLallo, a Notary Public for and within the State of New York, do hereby certify:

THAT, the witness(es) whose testimony is herein before set forth, was duly sworn by me, and,

THAT, the within transcript is a true record of the testimony given by said witness(es).

I further certify that I am not related either by blood or marriage to any of the parties to this action; and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this day, July 15, 2014.

(Jessica DiLallo)