

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK STATE OF NEW YORK
 3 -----x
 4 PLANNING BOARD
 5 WORK SESSION/REGULAR SESSION
 6 -----x

7 Third Street Fire Station
 8 Greenport, New York
 9
 10 December 5, 2019
 11 4:00 p.m.

- 12
 13 B E F O R E:
 14 WALTER FOOTE - CHAIRMAN
 15 JOHN COTUGNO - MEMBER
 16 LILY DOUGHERTY-JOHNSON - MEMBER
 17 PATRICIA HAMMES - MEMBER
 18 REED KYRK - MEMBER
 19
 20
 21 ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
 22 PAUL PALLAS - VILLAGE ADMINISTRATOR
 23 AMANDA AURICHIO - CLERK TO THE BOARD

24
 25

1 (The meeting was called to order at 4:02 p.m.)

2 CHAIRMAN FOOTE: Good afternoon. This is
3 the Village of Greenport Planning Board meeting.
4 It's a work session and regular meeting. It's
5 Thursday, December 5th, a little after 4 p.m.
6 And we're going to start off on our work session.

7 Item No. 1 is a motion to accept and
8 approve the minutes of the November 7, 2019
9 Planning Board meeting. May I have a second on
10 that motion?

11 MEMBER COTUGNO: Second.

12 CHAIRMAN FOOTE: All those in favor?

13 MEMBER COTUGNO: Aye.

14 MEMBER DOUGHERTY-JOHNSON: Aye.

15 MEMBER HAMMES: Aye.

16 MEMBER KYRK: Aye.

17 CHAIRMAN FOOTE: Aye.

18 The motion carries.

19 Item No. 2 is a motion to accept and
20 approve the minutes of the November 14th, 2019
21 Special Planning Board meeting. May I have a
22 second on the motion?

23 MEMBER COTUGNO: Second.

24 CHAIRMAN FOOTE: All those in favor?

25 MEMBER COTUGNO: Aye.

1 MEMBER DOUGHERTY-JOHNSON: Aye.

2 MEMBER HAMMES: Aye.

3 MEMBER KYRK: Aye.

4 CHAIRMAN FOOTE: The motion carries.

5 Item No. 3 is a motion to schedule the
6 combined Planning Board Work Session and Regular
7 Meeting for 4 p.m. on January 9th, 2019. May I
8 have a second?

9 MEMBER COTUGNO: Second.

10 CHAIRMAN FOOTE: All those in favor?

11 MEMBER COTUGNO: Aye.

12 MEMBER DOUGHERTY-JOHNSON: Aye.

13 MEMBER HAMMES: Aye.

14 MEMBER KYRK: Aye.

15 CHAIRMAN FOOTE: Aye.

16 The motion carries

17 MEMBER COTUGNO: For the record, I won't be
18 here.

19 CHAIRMAN FOOTE: Okay. We'll miss you.

20 MEMBER COTUGNO: I'll be someplace warm.

21 CHAIRMAN FOOTE: We'll be jealous.

22 Item No. 4, motion to schedule the combined
23 Planning Board Work Session/Regular Session
24 meeting for 4 p.m. on February 6, 2019. May I
25 have a second?

1 MEMBER COTUGNO: Second.

2 CHAIRMAN FOOTE: All those in favor?

3 MEMBER COTUGNO: Aye.

4 MEMBER DOUGHERTY-JOHNSON: Aye.

5 MEMBER HAMMES: Aye.

6 MEMBER KYRK: Aye.

7 CHAIRMAN FOOTE: Aye.

8 And that motion carries.

9 Item No. 5 is for 471 Main Street. This is
10 a continued Pre-Submission Conference with
11 possible motion to schedule a Public Hearing for
12 January 9th regarding the application of
13 Emily Demarchelier, represented by Architect
14 Robert Brown. The applicant proposes interior
15 renovations to accommodate the new use of a café
16 and bar for the property located at 471 Main
17 Street. This Property is located in the
18 Commercial Retail District. This property is
19 also located in the Historic District. It's
20 located at Suffolk County Tax Map 1001-4.-7-21.

21 My understanding is we had recently
22 received a Planning review for this application,
23 which I think was shared with the applicant. And
24 do you have a copy of that?

25 MR. BROWN: Yes. Robert Brown, Architect.

1 Received a copy of that report yesterday.

2 CHAIRMAN FOOTE: Okay.

3 MR. BROWN: So I haven't had a great deal
4 of time to respond to it. I think the -- the
5 only issue -- well, there were just some, to my
6 mind, bookkeeping and Building Department issues
7 that were raised, which we'll certainly take care
8 of by the time, hopefully, for the hearing,
9 which, hopefully, will be scheduled.

10 The only other issue is bathrooms, number
11 of bathrooms.

12 CHAIRMAN FOOTE: Okay.

13 MR. BROWN: And we've prepared a plan with
14 a second bathroom. Unfortunately, the report did
15 not cite the code section that he was referring
16 to in terms of the requirement for bathrooms in a
17 restaurant, which I was hoping to review before
18 making that full submission.

19 CHAIRMAN FOOTE: Okay. So you're saying
20 that subject to you receiving the citation, you
21 would revise the plans, provide for the second
22 bathroom?

23 MR. BROWN: Yes, the plans would be
24 revised. If I could just, you know, see the
25 citation and at least understand the point that

1 he's making.

2 CHAIRMAN FOOTE: Is that something we can
3 provide him with?

4 ADMINISTRATOR PALLAS: We certainly can
5 provide that in time for -- well in advance of
6 the hearing.

7 CHAIRMAN FOOTE: Okay.

8 ADMINISTRATOR PALLAS: If you choose to
9 schedule it.

10 CHAIRMAN FOOTE: Okay.

11 MR. BROWN: But we have already provided --
12 prepared a plan, should that be the case.

13 CHAIRMAN FOOTE: Okay. And can you just --
14 would you mind just specifically responding to
15 each -- do you have the report in front of you?
16 I'd like you to just specifically respond to
17 those items. We can provide you with a copy.

18 MR. BROWN: One second. I thought I had it
19 with me, but I --

20 CHAIRMAN FOOTE: Does anybody have an extra
21 copy?

22 MR. BROWN: -- can't seem to --

23 CHAIRMAN FOOTE: We'll provide you with an
24 extra copy.

25 MR. BROWN: Okay. We -- the first item is

1 parking, as it always is. And my answer, of
2 course, is that the building, the property was
3 improved prior to the code mandated date, and,
4 technically speaking, no parking is required.
5 There is some onsite parking in the back of the
6 building, and it's on the corner, so there are
7 two streets from which people could park and get
8 to the property.

9 ADA egress and bathroom are clearly shown
10 on the plan. I think there's some -- might have
11 been some miscommunication with the consultant,
12 because there is a comment about not having the
13 floor plan, which was on the drawing. There is
14 ADA egress and an ADA bathroom, and a route from
15 the building to the street that is ADA compliant,
16 and that will be clearly spelled out, again, on
17 the plan.

18 The next issue is the bathroom issue.

19 CHAIRMAN FOOTE: Right.

20 MR. BROWN: And we'll address that as soon
21 as I know what his reference is.

22 The occupant load has been calculated.
23 There -- the exits from the building, the egress
24 from the building is clearly compliant, and I
25 will elucidate that on the plans for the hearing.

1 The building is fire sprinklered currently.
2 There is nothing on the plan that would require
3 modification of that.

4 And I'm not quite sure why he wants to see
5 the reflected ceiling plan. That's generally
6 something that we do for the Building Department.

7 CHAIRMAN FOOTE: I'm sorry. It's something
8 you don't normally do?

9 MR. BROWN: We normally only do for the
10 Building Department, not for -- I've never done a
11 reflected ceiling plan for a Planning Board
12 application. If you require it, I can easily
13 do it.

14 CHAIRMAN FOOTE: Is it something
15 that would -- it was filed with the Building
16 Department already?

17 MR. BROWN: No, no.

18 CHAIRMAN FOOTE: Oh, so you're going to
19 do it?

20 MR. BROWN: We're not going to go to the
21 Building Department until --

22 CHAIRMAN FOOTE: Oh, I see.

23 MR. BROWN: -- we get your approval. But
24 what I'm saying is he's asking for a reflected
25 ceiling plan, and, normally, that's not something

1 that's done until we're making the building
2 permit application.

3 CHAIRMAN FOOTE: What does the reflected
4 ceiling plan show?

5 MR. BROWN: It's the lighting layout.

6 CHAIRMAN FOOTE: Oh, the lighting, I see.

7 MEMBER COTUGNO: I don't think it's
8 important for this.

9 CHAIRMAN FOOTE: No, I don't.

10 MEMBER COTUGNO: But I just can't figure
11 out why you're waiting for something from the
12 Village about two bathrooms. Isn't that
13 something you can look up in the code and
14 determine to yourself if you need two bathrooms?

15 MR. BROWN: I have, but I cannot find
16 anything that stipulates a special number for the
17 bathrooms for a restaurant. As I said, I've
18 already prepared a plan showing two bathrooms. I
19 would just like some clarification.

20 MEMBER COTUGNO: Yeah. I believe you
21 definitely need two, especially when you're
22 selling alcohol, because you need men and women
23 when you're selling alcohol. That's not even the
24 Building Code, that's the Board of Health

25 MR. BROWN: Okay. Well, as I said, we

1 would happily comply. I would just like some
2 documentation of where the code comes from,
3 because I could not find it. That's my
4 shortcoming, but I'm asking for help.

5 CHAIRMAN FOOTE: Okay.

6 MEMBER COTUGNO: No problem.

7 CHAIRMAN FOOTE: Does anybody else have any
8 questions or comments at this time?

9 (No Response)

10 CHAIRMAN FOOTE: Are we ready to -- okay.
11 I think we're ready to schedule a public hearing
12 for this. When's the next available date for a
13 public hearing? And how does --

14 MS. AURICHIO: January 9th.

15 CHAIRMAN FOOTE: How does our docket look
16 on January 9th? Is it --

17 MS. AURICHIO: Like how big is the
18 schedule?

19 CHAIRMAN FOOTE: Yeah.

20 MS. AURICHIO: It's open right now.

21 CHAIRMAN FOOTE: It's pretty open? Okay.
22 We'll schedule it for January 9th. That gives
23 enough time for notice?

24 MR. CONNOLLY: Certainly.

25 CHAIRMAN FOOTE: Okay. So we'll schedule

1 the public hearing for January 9th.

2 MR. BROWN: Very good.

3 CHAIRMAN FOOTE: Okay?

4 MR. BROWN: If I might ask, obviously,
5 there's a possibility that these drawings will be
6 amended. What is -- what is the deadline for
7 amended drawings?

8 ADMINISTRATOR PALLAS: We would need them
9 at least, I would say, two weeks before the
10 hearing, so two weeks from now. Yeah, two weeks
11 from now, 2 1/2 weeks about.

12 MR. BROWN: Okay. Okay.

13 CHAIRMAN FOOTE: Okay. Thank you.

14 MR. BROWN: Thank you very much.

15 CHAIRMAN FOOTE: Thank you.

16 MR. BROWN: I'll just wait here.

17 (Laughter)

18 CHAIRMAN FOOTE: All right. So this is
19 Item No. 6, 111 Main Street. Continued
20 Pre-Submission Conference with possible motion to
21 schedule a Public Hearing for January 9th for the
22 applicant -- application of PWIB Claudio's
23 Management, represented by Architect Robert
24 Brown. The applicant proposes interior and
25 exterior renovations for the property located at

1 111 Main Street. This Property is located in the
2 Waterfront Commercial District. This property is
3 also located in the Historic District. It's at
4 Suffolk County Tax Map 1001-5.-4-25 and Lots 38.1
5 and 39.

6 MR. BROWN: Robert Brown, Architect for the
7 project. And, also, Mr. Loffredo.

8 MR. LOFFREDO: Stephen.

9 MR. BROWN: And Stephen and Tora are here
10 on behalf of the ownership to give you a little
11 bit of a refresher presentation and answer any
12 other questions that I can't. If you want to go
13 through the report, I do have the report for this
14 one.

15 CHAIRMAN FOOTE: Oh, good, yeah. You want
16 to start off by doing that? Let's go through the
17 report.

18 MR. BROWN: It's your call.

19 CHAIRMAN FOOTE: Yeah, let's do that.

20 MR. BROWN: Okay. Yeah. The first item is
21 the pizza shop.

22 CHAIRMAN FOOTE: Just let me just interrupt
23 you for a second. Is there a need to read the
24 report into the record, or is it something that
25 can just be incorporated by reference?

1 MR. CONNOLLY: I mean, it's part of the
2 record, just because it had --

3 CHAIRMAN FOOTE: Okay.

4 MR. CONNOLLY: It's been submitted to the
5 Village.

6 CHAIRMAN FOOTE: Should I just make a
7 formal acknowledgement that it's part of the
8 record or --

9 MR. CONNOLLY: Yeah. I mean, if there's
10 points you want to read from it, that's --

11 CHAIRMAN FOOTE: Okay. No, that's okay.
12 Continue. I'm sorry.

13 MR. BROWN: Okay. The first paragraph
14 references the pizza shop, and his first comment
15 is the shop needs to be reviewed by the Building
16 Department to make sure it ensures -- it meets
17 Building Department requirements. Again, that's
18 self-stating, that's for the Building Department.

19 There's a change of use that requires the
20 space to be brought to code regarding egress,
21 accessibility, fire, etcetera. It is a historic
22 building. It's an existing building with minor
23 modification. So, in terms of ADA compliance,
24 aside from the fact that it could be accessed
25 from the Claudio's building, because there is a

1 direct connection, I just want to state for the
2 record that the code in such a situation states
3 access shall be provided where feasible, and no
4 other access is feasible that I can see, except
5 through the building.

6 CHAIRMAN FOOTE: So the ADA access is going
7 to be through the main building, through the main
8 restaurant?

9 MR. BROWN: Yes.

10 MR. MATSUOKA: Well, just to clarify,
11 because that comes up a lot, it's one building,
12 it's not a separate building. It's the same
13 building, so you're coming in one door and you'll
14 go into the pizza shop. So it's not --

15 CHAIRMAN FOOTE: And there's full like
16 access between the two areas?

17 MR. MATSUOKA: It's just another room.

18 CHAIRMAN FOOTE: Okay. On the same level?

19 MR. MATSUOKA: On the same level.

20 CHAIRMAN FOOTE: Okay. I defer to legal
21 on -- that that's compliant with the ADA
22 requirements. I don't know for sure if it is.

23 MR. BROWN: It does comply --

24 CHAIRMAN FOOTE: Yeah.

25 MR. BROWN: -- because of access from the

1 restaurant, which does comply. The issue is
2 bringing that part of the building up to code is
3 not feasible. For example, the separate
4 entrance, accessible entrance from the sidewalk
5 is not --

6 CHAIRMAN FOOTE: That part, meaning the
7 pizza area?

8 MR. BROWN: The pizza place.

9 MEMBER DOUGHERTY-JOHNSON: So there won't
10 be a separate entrance, or you're saying people
11 will --

12 MR. BROWN: There will be.

13 MEMBER DOUGHERTY-JOHNSON: There will --
14 people will be able --

15 MR. BROWN: Yes.

16 MEMBER DOUGHERTY-JOHNSON: -- to go in
17 separately?

18 MR. BROWN: Yes.

19 MEMBER DOUGHERTY-JOHNSON: Or go in through
20 the restaurant.

21 MR. BROWN: You don't have to go through
22 the restaurant. Going through the restaurant
23 would only be in cases where accessibility is
24 required.

25 MEMBER DOUGHERTY-JOHNSON: And would they

1 be open the same hours, does that I mean?

2 MR. BROWN: Yeah.

3 MR. LOFFREDO: Yes.

4 CHAIRMAN FOOTE: That's a good question.

5 MR. BROWN: The next part, again, and this
6 always comes up and I always have the same
7 answer, in terms of parking, the buildings
8 predate the requirement for new off-street
9 parking, so --

10 CHAIRMAN FOOTE: Yeah, I understand that.
11 I know it's come a bunch of times already for me
12 in my brief tenure here on the Planning Board.
13 But still, in all, we have a vested interest in
14 representing the impact it's going to have on the
15 community at large anyway, even though
16 technically you're right.

17 MR. BROWN: I don't disagree, but --

18 CHAIRMAN FOOTE: So, I mean, to address
19 this particular comment, it's that the change of
20 use suggests that there's going to be a greater
21 need for parking as a result. Is that not
22 logical?

23 MR. BROWN: Well, if you have a higher
24 occupancy --

25 CHAIRMAN FOOTE: Yeah.

1 MR. BROWN: -- then, obviously, the amount
2 of parking necessary changes.

3 CHAIRMAN FOOTE: Yeah.

4 MR. BROWN: But --

5 MR. MATSUOKA: Possibly changes.

6 MR. BROWN: Yeah, but a great deal --

7 MR. MATSUOKA: More seats doesn't
8 necessarily mean more customers, it just means
9 you can seat more people at the same time. It's
10 another way of looking at it.

11 MEMBER KYRK: Yeah. But if your business
12 plan is to fill those seats, I'm assuming your --

13 CHAIRMAN FOOTE: Hey, Reed.

14 MEMBER KYRK: -- your business plan is to
15 be successful, so --

16 MR. MATSUOKA: Right.

17 MEMBER KYRK: That's what we have to deal
18 with.

19 MR. MATSUOKA: Yeah. The wait times can
20 exceed three hours. So the number of people are
21 already there, they just have to wait an
22 exorbitant amount of time to sit. So that's kind
23 of the idea.

24 MEMBER KYRK: Okay.

25 MEMBER DOUGHERTY-JOHNSON: What do you do

1 now when your parking lot is full?

2 MR. MATSUOKA: We apologize to people.

3 MR. BROWN: I would imagine, also, that for
4 this specific location, a lot of people have
5 parked elsewhere in the Village and are walking
6 to Claudio's.

7 MR. MATSUOKA: Yeah. I'd also say 25% or
8 more of our guests arrive by boat, too, so not
9 everyone arrives by vehicle, or at least vehicle
10 with wheels.

11 CHAIRMAN FOOTE: Yeah, that's probably true
12 of your other restaurants, but I don't think
13 that's going to be true of a pizza place,
14 necessarily.

15 MR. MATSUOKA: Yes, good point.

16 MEMBER KYRK: And you're going to be --
17 you're going to be serving pizza that will be
18 picked up and --

19 MR. MATSUOKA: Yes.

20 MEMBER KYRK: Okay.

21 MR. LOFFREDO: By the slice and whole pies,
22 and probably eat there as well.

23 MEMBER KYRK: Yeah. So that brings in a
24 lot of casual traffic, I would think.

25 MR. MATSUOKA: Yeah.

1 CHAIRMAN FOOTE: You want to continue
2 reviewing the comments?

3 MR. BROWN: Sure.

4 CHAIRMAN FOOTE: Thanks.

5 MR. BROWN: Next is the restaurant
6 specifically. And I just want to make a general
7 comment here about the consultant's calculation
8 on the number of seats that are being added, and
9 the impact on the buildings in terms of --

10 MR. LOFFREDO: Egress.

11 MR. BROWN: Occupancy and egress. And the
12 point is -- the point -- the fact of the matter
13 is all of the seats that are being added in this
14 application are outdoor seating that have no
15 impact on the occupancy or egress requirements in
16 the restaurant.

17 MR. MATSUOKA: They're also, I think,
18 combining all the numbers for the whole property
19 into one number.

20 MR. BROWN: Yeah.

21 CHAIRMAN FOOTE: What are the total number
22 of parking spaces that Claudio's --

23 MR. BROWN: Ninety-nine.

24 MR. MATSUOKA: Ninety-nine.

25 CHAIRMAN FOOTE: Ninety-nine?

1 MR. MATSUOKA: (Nodded yes).

2 CHAIRMAN FOOTE: Okay. So I'm just curious
3 how -- if it was required to comply with the code
4 and based on all the seating, how many extra
5 spaces would be required? Does anybody know how
6 to do the math on that?

7 MEMBER COTUGNO: It's going to be 100 more.

8 CHAIRMAN FOOTE: Yeah, okay.

9 MEMBER HAMMES: Well, I mean, they would be
10 in compliance with their current occupancy.

11 MR. MATSUOKA: Does -- Rob, does outside
12 seating trigger --

13 ADMINISTRATOR PALLAS: I don't believe --

14 MR. BROWN: Yeah.

15 MR. MATSUOKA: -- parking?

16 MR. BROWN: Yes, technically. Bear with me
17 one second, I might have that information. Total
18 seating, existing and proposed, is 823.

19 CHAIRMAN FOOTE: Eight-twenty-three, that's
20 the total, including the new amount --

21 MR. BROWN: All, all locations on the
22 property.

23 CHAIRMAN FOOTE: Including the new
24 proposed?

25 MR. BROWN: Including the proposed.

1 MEMBER HAMMES: So you're adding -- you're
2 adding about 200 seats, as I recall.

3 MR. BROWN: Yeah, it's 190 --

4 MEMBER COTUGNO: Six.

5 CHAIRMAN FOOTE: Four, four, 194, I think.

6 MEMBER HAMMES: So that's about 20%.

7 MEMBER COTUGNO: That's a lot.

8 MEMBER HAMMES: So that's about a 20%
9 increase. And I understand what you're going to
10 say again about those people are there, but they
11 may or may not be there. They may be there at
12 certain periods of time, but not other periods of
13 time. By increasing the availability, you may be
14 driving the numbers up even more. So I don't
15 really totally buy your argument, I give it some
16 credence. But I do think that the
17 intensification of use, from my perspective, is a
18 real concern, and I think you guys need to give
19 some thoughts about what you would propose to do
20 to help mitigate that.

21 MR. MATSUOKA: Yeah. Oh, we have a lot of
22 ideas for parking.

23 CHAIRMAN FOOTE: Such as what?

24 MEMBER DOUGHERTY-JOHNSON: Yeah.

25 MR. MATSUOKA: Oh. Well, the new Urgent

1 Care Center that's going on Main Street, I
2 believe they're only going to be open on --
3 during the week. We could rent that space to
4 provide alternative parking. They do make, maybe
5 not the prettiest, but double-decker parking
6 structures that we could hide in the back of our
7 property, that would double the number of cars
8 that we could potentially hold. Again, not so
9 pretty, but --

10 CHAIRMAN FOOTE: In the back? Where do you
11 mean in the back?

12 MR. MATSUOKA: So --

13 MR. LOFFREDO: Oh, so add a building in
14 behind the restaurant.

15 MR. MATSUOKA: Between the side and the
16 restaurant, where we predominantly try and -- I
17 mean, there's 99 spots, but we definitely hold
18 way more cars than that. We try and aggregate
19 all of employees and those that are working
20 double shifts to the back of the property, so
21 that we can double-park everybody in, because we
22 know that they're going to be there the whole
23 day. That area is not quite visible from the
24 water. It's definitely not visible from the --

25 MEMBER KYRK: Could you just indicate on

1 the --

2 MR. MATSUOKA: Yeah, this.

3 MR. LOFFREDO: In the back.

4 MR. MATSUOKA: This area here.

5 MEMBER KYRK: All right. Oh, yeah, where
6 the coolers were going to go.

7 MR. MATSUOKA: Yes.

8 MR. LOFFREDO: Yeah.

9 MEMBER KYRK: Okay.

10 MR. MATSUOKA: Where -- yes, some of the
11 coolers already are. They're not visible from
12 Main Street or Front Street, and they're not
13 really visible from the water, unless you're
14 actually parked at the property. But we could
15 put up, you know, some double-decker parking
16 structures there that would help increase.

17 MEMBER HAMMES: But then would you be
18 adding valet parking at that point?

19 MR. MATSUOKA: No. I mean, when you say
20 valet, you mean paid, paid for?

21 MEMBER HAMMES: Well, I just think if it's
22 a double --

23 CHAIRMAN FOOTE: Yeah.

24 MEMBER HAMMES: If it was a double
25 structure, I'm not sure --

1 MR. LOFFREDO: Right, people can't drive up.

2 MEMBER HAMMES: People would be just
3 randomly driving into the double structure?

4 MR. MATSUOKA: Well, yes.

5 CHAIRMAN FOOTE: Yeah.

6 MR. MATSUOKA: Would someone have to manage
7 that? Yes, yeah, yeah. And then, you know, the
8 third option that we've been talking about for a
9 long time, which is connected to, you know, other
10 potential ideas that could be beneficial to the
11 Village, but potentially, you know, buying
12 property that's further away outside of the
13 Village and doing some kind of trolley service
14 for, again, guests, or our staff, so they could
15 all park farther away --

16 CHAIRMAN FOOTE: Yeah.

17 MR. MATSUOKA: -- and bring them in to help
18 at that. One of the big challenges is Claudio's
19 employs well over 200 people. There is in excess
20 of 100 people per day that work at the property.
21 You know, we pay our security staff to stay late
22 at night to escort our staff, especially women,
23 to their cars at night, even on the property.
24 When the property is full, if you arrive for a
25 dinner shift and you're working, you might have

1 to park far away in the Village. So I would say
2 at times up to half of our parking is filled with
3 employees that are there all day. So it not
4 only, you know, diminishes our income ability,
5 but it also limits the number of spaces available
6 to Greenport people.

7 MEMBER KYRK: So you're saying roughly 50
8 of the cars that are there are your employees,
9 and, presumably, they arrive early, so --

10 MR. MATSUOKA: They're there all day.

11 MEMBER KYRK: They're there all day.

12 MR. MATSUOKA: Yeah. I mean, there could
13 be up to 25 security staff on the property at
14 night. You know, they don't carpool, you know,
15 they come from all different places, so.

16 MEMBER KYRK: I mean, wouldn't it -- I
17 mean, wouldn't it be within your means to say
18 employee parking is elsewhere?

19 MR. MATSUOKA: The problem with that, and
20 in our other experiences with large properties
21 like this, you know, the elsewhere takes another
22 spot of a potential customer or guest for someone
23 else in the Village, so --

24 MR. LOFFREDO: But you also add -- and it
25 makes it a less desirable place for our staff to

1 work, because if they have to struggle to get to
2 work, park, walk to where they're working,
3 walk --

4 MEMBER KYRK: I'm sorry. I'm tempted to
5 say, oh, well.

6 MR. MATSUOKA: Yeah, and it's true, but we
7 all -- we all struggle to find staff in the
8 season, so.

9 MEMBER KYRK: Yeah, yeah, I'm hearing you.

10 MR. MATSUOKA: Yeah. I mean, you know, one
11 parking space could be utilized by three guests
12 throughout the day. You know, that income is
13 significant to us. You know, the income from
14 parking goes to maintain the property, keeping it
15 clean, fixing the boardwalks, fixing the streets,
16 you know, painting, lighting. It's expensive to
17 upkeep that. So when you give a free spot all
18 day to an employee, who you're also paying to be
19 there --

20 MEMBER KYRK: Understood, yeah, yeah.

21 MR. MATSUOKA: But, you know, the idea of
22 having some kind offsite location, maybe there is
23 property that the Village owned and wanted to
24 rent to us at a friendly price. You know, we
25 could open that and manage it on behalf of the

1 Village, you know, maybe share income with the
2 Village.

3 CHAIRMAN FOOTE: Do you happen -- are you
4 thinking about a particular property, because I'm
5 drawing blanks.

6 MR. MATSUOKA: I don't know.

7 CHAIRMAN FOOTE: The only one I -- we've
8 had a discussion about this in another context
9 when we were talking about Moores Lane as a
10 potential offsite parking area. Is -- who owns
11 that property?

12 MEMBER HAMMES: The Village.

13 CHAIRMAN FOOTE: It does.

14 ADMINISTRATOR PALLAS: The Village owns the
15 entire area, yes.

16 CHAIRMAN FOOTE: Would the Village ever
17 consider using it for parking and like renting it
18 out?

19 ADMINISTRATOR PALLAS: I'm not going to
20 presume to speak for the Board.

21 CHAIRMAN FOOTE: Yeah.

22 ADMINISTRATOR PALLAS: But I -- you know,
23 there are a significant number of events that
24 take place in those fields.

25 CHAIRMAN FOOTE: Right.

1 ADMINISTRATOR PALLAS: So I wouldn't --
2 again, I --

3 CHAIRMAN FOOTE: Okay. That's something
4 that we'd have to address to the Board.

5 ADMINISTRATOR PALLAS: I would think, well,
6 the applicant would.

7 MEMBER KYRK: Okay.

8 MR. MATSUOKA: But then, again, you know,
9 we would be more than happy to help and support,
10 manage it, manage the income that could come from
11 it, share it with the Village, if that was
12 helpful. And we would always, as we do with our
13 current property now, we would share that
14 opportunity with every business in the Village,
15 you know, every employee, as long as there is
16 space, could utilize that space. We could manage
17 a trolley that would bring them in and out, you
18 know, to the Village and to the property.

19 Parking is an issue in every village we
20 have restaurants in, and it's a constant
21 conversation, because the vast majority of
22 parking spots are held by employees, and it
23 inhibits economic turnover, makes it hard for
24 guests and restaurant customers, other businesses
25 to find spaces.

1 MR. BROWN: May I make a suggestion?

2 CHAIRMAN FOOTE: Sure.

3 MR. BROWN: I don't think this is going to
4 be resolved tonight, but if we can get on the
5 agenda for a hearing next month, perhaps we could
6 provide some concrete suggestions.

7 I would, again, argue that though the
8 Claudio's organization is, I think, being
9 generous in suggesting alternatives, that the
10 code clearly does not require additional parking.

11 MEMBER HAMMES: I understand that, but I
12 think that we, as a Board, in considering, you
13 know, site plan approval, have to consider the
14 impact of the increased traffic. It's not even
15 just a parking question, it's a question of
16 people driving down that little stub of a road,
17 and hitting the end and there not being anywhere
18 for them to go, except turn around and go back on
19 out.

20 MEMBER KYRK: To turn in and all the other
21 stuff, yeah.

22 MEMBER HAMMES: The more traffic you put in
23 there, the worse it's going to get. And so I
24 don't, I don't think to say, you know, it's not
25 required is necessarily the answer in terms of

1 what is on this Board.

2 MR. BROWN: As I said, as I said, they are
3 working on various alternatives.

4 MEMBER HAMMES: Understood.

5 MR. BROWN: Yeah.

6 MEMBER HAMMES: And it's good to hear that.

7 Walter, I mean, the one thing we might want
8 to consider as a Board, related not just to this,
9 but, I mean, this, as you mentioned, has come up
10 as a recurring issue --

11 CHAIRMAN FOOTE: Right.

12 MEMBER HAMMES: -- is whether we should be
13 drafting some sort of letter to the Board of
14 Trustees --

15 CHAIRMAN FOOTE: Yeah.

16 MEMBER HAMMES: -- you know, suggesting
17 whether it's a combined meeting with them and the
18 ZBA, or whoever, to start. There needs to be
19 some brainstorming done, and, you know, people
20 keep talking about it in the Village. And I know
21 the Trustees are focused on it, but it just
22 doesn't seem like -- this conversation has been
23 going on for as long as I can remember.

24 And I'm looking at, you know, 200 more
25 spots on an eight, 900-person property, which is

1 a 20% increase, never mind all the other things
2 going on, and I think it's really time,
3 whether -- I mean, again, you know, I don't know
4 what the Village's view on your suggestion would
5 be about Moores Lane, but I, personally, coming
6 from a project finance background find kind of
7 public-private partnerships an interesting idea,
8 and I think it's great to hear that you guys are
9 saying that's something you'd be interested in.
10 And I'd really like to see the Village
11 considering that and giving some due thought to
12 it. And I -- you know, again, I guess you guys
13 need to take that to the Trustees. But I don't
14 think it would hurt us as a Board, since this is
15 an issue that we're repeatedly having to grapple
16 with, to kind of tell the Trustees that we'd
17 really like to have even a joint session just to
18 discuss it.

19 CHAIRMAN FOOTE: That's a great idea.

20 MEMBER COTUGNO: Yeah, I think it's a great
21 idea.

22 CHAIRMAN FOOTE: Yeah.

23 MEMBER COTUGNO: Because this always puts
24 us, as the Planning Board, in a hard spot.

25 MR. MATSUOKA: And, again, I've seen the

1 growth of villages over decades similar to
2 Greenport, and the lack of forward-thinking
3 always bites us in the end. You know, Greenport
4 is only going to get busier, so we would love to
5 help out in any way we can.

6 CHAIRMAN FOOTE: Thank you. You want to
7 get back to the record here?

8 MR. BROWN: Yeah. The next issue is
9 pedestrian access and egress in case of a
10 disaster. Excuse me. And I would say Main
11 Street provides a pretty wide path of egress, as
12 simple as that. I mean, I can show arrows on the
13 plan showing egress down Main Street, but I think
14 it's pretty self-evident.

15 MR. MATSUOKA: Well, and just again, to add
16 all of the additional seatings in an area that
17 doesn't have walls.

18 MR. BROWN: Yeah, all the additional
19 seating is outside.

20 The next item, outdoor lighting design, and
21 I will take responsibility for that not being on
22 the plans that were submitted last time. They
23 will be on the plans that are submitted in two
24 weeks.

25 MR. LOFFREDO: And, aesthetically, they'll

1 be keeping with existing light that's there right
2 now.

3 MR. BROWN: They will be Dark Sky, and
4 aesthetically in keeping with what's there.

5 CHAIRMAN FOOTE: At our prior meeting with
6 you guys, we brought up a concern about noise and
7 noise mitigation. Has there been any effort on
8 your part to consider that further?

9 MR. MATSUOKA: Yes. So the new canopy that
10 we put up, the walls failed on there, and
11 throughout the season we tried different
12 solutions, which were also unsuccessful. So
13 we've gone back to the manufacturer and they've
14 taken the walls back, and they are refabricating
15 them in a more rigid format, both across. There
16 will be beams across, so that they don't come
17 out, and noise doesn't escape. And there'll also
18 have latches into the floor, so it doesn't come
19 up when it's windy. You know, there's a constant
20 10-mile-an-hour wind there, and it pushes those
21 fabric PVC walls a little bit and noise escapes.
22 So they will take a couple of months to remake,
23 and then they'll be sending them back and putting
24 them up, but that should help significantly.

25 MEMBER KYRK: So, just to be clear, we're

1 going to try it again with what we've learned
2 about the failures of the panels this last year?

3 MR. MATSUOKA: Exactly. We'll try it again
4 with the learnings, yes.

5 MEMBER KYRK: Yeah, yeah.

6 MEMBER DOUGHERTY-JOHNSON: But you don't
7 typically always have the walls down when you
8 have music, do you?

9 MR. MATSUOKA: When we do -- most of the
10 noise complaints that I've read about -- no one
11 actually comes to speak with us at the property.
12 We hear about it days later when we receive
13 something in the mail. So the things that I've
14 read also don't have a lot of detail, it just
15 says "noisy". You know, it's like one or two
16 words, like "lots of noise". But most of the
17 time stamps on there are at night. So at night,
18 what we try and do is enclose the space to keep
19 all of that inside.

20 MR. LOFFREDO: So as the summer, as the
21 summer progressed and this became a pattern, we
22 made a point at nighttime on Fridays and
23 Saturdays of having those walls down, unless it's
24 too windy that they start to deflect and we have
25 to raise them, because, again, the tracks and

1 mechanism --

2 MEMBER KYRK: You know, I find it
3 interesting that the people will basically give
4 an anecdotal thing when there's free applications
5 that do a pretty good approximation.

6 I'm a motorcycle rider, so I am concerned
7 about what amount of noise my BMWs are putting
8 out. So I got an application and I read the
9 rules and it's real easy to do. I put on the
10 Village of Greenport that people want to measure
11 it, go measure it, you know.

12 MR. MATSUOKA: I appreciate you saying
13 that. So there is no one on the Board who is
14 trained or licensed to record that. So we --

15 MEMBER KYRK: I get that it has to be
16 somebody much, much more knowledgeable than
17 myself.

18 MR. MATSUOKA: And I'm not pointing
19 fingers. I just want to state for the record
20 there is no code that states a noise level.
21 There is no one who is trained to use a sound
22 meter to record or check that level. And even if
23 there was, there is no meter owned by the
24 Village. So we hired our own person to do that,
25 and we recorded it at multiple times per day and

1 night on multiple days, and never did it exceed
2 an average noise level. But we --

3 MEMBER KYRK: I don't understand that. It
4 didn't exceed an average noise level of what?

5 MR. MATSUOKA: In other villages. We used
6 other villages' noise --

7 MR. BROWN: Ordinances?

8 MR. MATSUOKA: Ordinances, yeah, as the
9 guide.

10 MEMBER KYRK: Thank you.

11 CHAIRMAN FOOTE: Are you saying -- wait.
12 Are you saying Greenport doesn't have it's own
13 ordinance for noise levels?

14 MR. MATSUOKA: The tickets we receive don't
15 state anything other than --

16 MR. LOFFREDO: There's a noise complaint.

17 MR. MATSUOKA: -- it's noisy, yeah.

18 MR. LOFFREDO: It wasn't specific to
19 targeted, a targeted level.

20 MEMBER HAMMES: I think, but I could be
21 wrong, the code -- I'm not sure whether the code
22 as a decibel number in it, but it also has --
23 even if it does have that, it has a public
24 nuisance standard. But that's like, you know,
25 pornography, I'll know it when I see it, I'll

1 know it when I hear it. And so I think that
2 that's what Village has been applying --

3 ADMINISTRATOR PALLAS: Correct.

4 MEMBER HAMMES: -- but you could probably
5 speak to that.

6 ADMINISTRATOR PALLAS: If I can clarify
7 that, and second, clarify a question from what he
8 was saying. There are decibel levels in the
9 code, there definitely are. And the noise or the
10 nuisance ordinance does -- that there is a point
11 in there where it just talks about that -- just
12 that point, if it's disturbing someone, it can't
13 cross property lines, things of that nature, so
14 it is in the code.

15 Second thing, with regard to these panels
16 that you're talking about, are these still --
17 they sounded like a permanent wall, as opposed to
18 a temporary.

19 MR. LOFFREDO: It's a retractable component
20 of the awning, the sides of the awning. It can
21 be raised or lowered.

22 ADMINISTRATOR PALLAS: As you said, it's
23 made of cross beams and the like?

24 MR. LOFFREDO: Yeah. So they're putting a
25 stabilizing brace --

1 MR. BROWN: Slats.

2 MR. LOFFREDO: -- through them.

3 MR. BROWN: Slats.

4 MR. LOFFREDO: So they won't deflect.

5 MR. MATSUOKA: They're rigid, they'll be
6 more rigid.

7 ADMINISTRATOR PALLAS: But they're still
8 retractable?

9 MR. LOFFREDO: Yes.

10 MR. MATSUOKA: Fully. The exact same
11 concept, just that they're not as flexible, the
12 fabric itself won't be as flexible.

13 The point about noise, we're going to be
14 here for a very, very, very long time, so we want
15 to be good neighbors, and we want to find a
16 healthy balance in that. So the walls that we
17 thought that were going to work last year didn't.
18 So we are paying for new walls, and we think that
19 it's going to make a significant difference next
20 year. But it's something that we will continue
21 to control to the best of our ability.

22 CHAIRMAN FOOTE: Thank you. Does anybody
23 else have anything else that they want to talk
24 about right now?

25 MEMBER KYRK: Should we be looking at the

1 plans?

2 MEMBER COTUGNO: You think these new walls
3 need Building Department approval?

4 MR. MATSUOKA: The same -- it's the exact
5 same thing.

6 MEMBER COTUGNO: I heard you say they're
7 more permanent and --

8 MR. MATSUOKA: Not more permanent.

9 MEMBER COTUGNO: Does it affect egress?

10 MR. MATSUOKA: They're literally the
11 exact -- they're the exact same material. The
12 only difference is what happens, you know,
13 similarly to something like this, if this was the
14 wall that comes down, when there's wind on it,
15 they flex a little bit back and forth, and when
16 they flex, they come out of the --

17 MR. LOFFREDO: Guides.

18 MR. BROWN: Track.

19 MR. MATSUOKA: The guides.

20 MR. LOFFREDO: The tracks.

21 MR. MATSUOKA: And they kind of flap in the
22 wind. So the new ones that they're manufacturing
23 now have rods through the material, so that even
24 if they flex a little bit, they don't -- they
25 won't come out of the guide. So, hopefully, it

1 will keep --

2 MEMBER KYRK: And they're also anchored at
3 the bottom as well.

4 MR. LOFFREDO: Yeah.

5 MR. MATSUOKA: And there'll hooks at the
6 bottom. So once they flex a little bit -- I know
7 way more about canopy walls than anyone really
8 needs to know.

9 (Laughter)

10 MR. MATSUOKA: When they flex a little bit,
11 they also pull up. And so all of this space in
12 the side allows noise to escape, so --

13 CHAIRMAN FOOTE: Which we don't want to do.

14 MR. MATSUOKA: Exactly. So the idea is
15 these rods that are going through it should stop
16 it from flexing, so that they stay in, and the
17 idea of the clips at the bottom stop it from
18 being able to pull up.

19 CHAIRMAN FOOTE: You know, there's also a
20 knob on the amplifier of the musical instruments.
21 If you turn it down a little bit, it's not as
22 noisy. Check it out.

23 MR. MATSUOKA: I'll have to look into that.

24 (Laughter)

25 MR. LOFFREDO: I can attest to that. My

1 apartment is right across the street from
2 Lucharitos. So when I'm living in town, I feel
3 your pain, because, you know, we go through the
4 same thing as a resident when we go across on
5 Friday and Saturday night, yeah.

6 CHAIRMAN FOOTE: Are these walls fire
7 retardant?

8 MR. MATSUOKA: Yes. Exact same material
9 that was approved for the canopy. They're --
10 literally, they're remanufacturing the exact same
11 walls and putting in the -- a rod in the middle
12 of them.

13 CHAIRMAN FOOTE: Okay.

14 ADMINISTRATOR PALLAS: If I may just -- I'm
15 sorry, Mr. Chairman. To -- just concerning this
16 point, I recognize that they're the same
17 material, and it's not a Planning Board issue,
18 but you still would need a new -- the name of the
19 manufacturer and the certifications.

20 MR. MATSUOKA: No problem.

21 ADMINISTRATOR PALLAS: Just so you're aware
22 of it.

23 MR. MATSUOKA: No problem.

24 MR. BROWN: Just to quickly go through the
25 rest of the items --

1 CHAIRMAN FOOTE: Sure.

2 MR. BROWN: -- in the report. SEQRA
3 determination is, of course, at the Board's
4 discretion. A full Environmental Assessment Form
5 was submitted with the application.

6 CHAIRMAN FOOTE: All right.

7 MR. BROWN: The New York State Municipal
8 Law, again, that is, I believe, the Board's
9 responsibility, the Village's responsibility to
10 notify various agencies.

11 The Corps of Engineers and the DEC, I don't
12 understand why they would be involved.

13 ADMINISTRATOR PALLAS: I don't think you
14 have to -- I apologize. I don't think you have
15 the updated on this.

16 MR. BROWN: It came in as I was leaving
17 this afternoon.

18 ADMINISTRATOR PALLAS: Yeah. There's no --
19 that was stricken --

20 MR. BROWN: Okay. Then never mind.

21 ADMINISTRATOR PALLAS: -- the DEC and Army
22 Corps.

23 MR. BROWN: Thank you.

24 ADMINISTRATOR PALLAS: Just to offer for
25 the Board's clarification, unless, unless it's in

1 a separate file in our office, and if it is, I
2 apologize, we have the short form, we don't have
3 the long form.

4 MR. BROWN: I'm pretty sure I submitted a
5 long form for this.

6 ADMINISTRATOR PALLAS: I don't have that, I
7 can tell you that.

8 MR. BROWN: I will make another copy. It's
9 this.

10 ADMINISTRATOR PALLAS: I can't see that
11 from here.

12 MR. BROWN: This is the long form filled
13 out, and I know I sent in a copy. I will send
14 another copy.

15 MEMBER DOUGHERTY-JOHNSON: I have a
16 question. You gave us new plans. Are they
17 different? And if you could just -- how are they
18 different?

19 MR. BROWN: New plans?

20 MEMBER DOUGHERTY-JOHNSON: Well, as far as
21 this is the same.

22 MR. BROWN: Those are the same plans.

23 MEMBER DOUGHERTY-JOHNSON: Okay. Then I
24 just have two copies.

25 MEMBER KYRK: The date was different on it.

1 MR. BROWN: Sorry?

2 MEMBER KYRK: The date was different. The
3 date was different on it.

4 MR. LOFFREDO: I think because they asked
5 for more detail. I think in the last meeting you
6 asked for elevations --

7 MEMBER KYRK: Yes.

8 MR. BROWN: Yes.

9 MR. LOFFREDO: -- to be added. So just
10 added --

11 MR. BROWN: Yeah. Oh, I'm sorry.

12 MEMBER DOUGHERTY-JOHNSON: Okay.

13 MR. BROWN: You're right.

14 MR. LOFFREDO: We have the Board -- we have
15 the detail that you requested at the last
16 meeting.

17 MR. BROWN: You had requested elevations of
18 all the buildings, that's included now,
19 additional information.

20 MR. LOFFREDO: Seat counts, a few other
21 things.

22 MR. BROWN: Yeah, nothing of any
23 significance in terms of your --

24 MEMBER KYRK: Yeah. Just I --

25 MR. BROWN: -- consideration, yeah.

1 MEMBER KYRK: -- recognize that it is sort
2 of a challenge to do version control --

3 MR. BROWN: Yeah.

4 MEMBER KYRK: -- on this stuff.

5 MR. BROWN: It's now a 10-sheet, 10-sheet
6 set, so --

7 MEMBER KYRK: Okay.

8 MR. BROWN: And most of that is building
9 elevations.

10 MEMBER KYRK: Yeah. And you'll be
11 submitting another set?

12 MR. BROWN: Another set that will include
13 the lighting.

14 MEMBER KYRK: Yeah.

15 MR. BROWN: And, well, we need to discuss
16 if any parking or anything like that --

17 MEMBER KYRK: If any -- yeah.

18 MR. BROWN: -- is going to be included.

19 MEMBER KYRK: Right.

20 CHAIRMAN FOOTE: Okay. Anything else for
21 this now?

22 MEMBER HAMMES: I just --

23 MR. BROWN: Any other questions?

24 MEMBER HAMMES: This is -- I mean, I'm
25 just -- I'm going back to the parking and the

1 traffic, because it's not just a parking issue,
2 and I'm just concerned about the amount of
3 traffic that goes down Main Street. I mean, have
4 you guys found like if you've had accidents down
5 there in the circle or anything like that with
6 more congestion coming down?

7 MR. MATSUOKA: No. And, actually, this
8 year -- again, we're learning a lot as each
9 season goes by. You know, it's a little bit
10 tough, because we've only been open for, I think
11 it's like four or five months per season, so we
12 only have like 10 months of operating experience
13 there. But we've brought on professional parking
14 attendants. Previously, we had less professional
15 parking attendants. So --

16 MR. LOFFREDO: We also have a security
17 person that's staged at the circle full-time when
18 we're open on the weekends. So there's a
19 security person at the entrance to the property,
20 and that's where the parking attendants are for
21 both parking lots. So we're managing it in a
22 much tighter fashion, and we direct them where to
23 go. And there's also an identification exchange,
24 we assign them a space. And so it's definitely a
25 more organized process. We haven't had any

1 accidents. There might have been like one --

2 MEMBER HAMMES: I just -- I just wonder if
3 there's any way --

4 MR. LOFFREDO: -- nick over the entire
5 summer. I'm sorry?

6 MEMBER HAMMES: If there's any way to
7 mitigate things by having some sign for people to
8 even turn down there when the parking is all
9 full, or any thought has been given to something
10 along those -- like some prenotification.
11 Because, again, even if we --

12 CHAIRMAN FOOTE: Where could we put, at
13 Front, at Front Street?

14 MEMBER HAMMES: You know, we are going to
15 have to deal with the parking thing anyway. But
16 I'm just saying, like I -- this is one more
17 topic.

18 CHAIRMAN FOOTE: I know, but where would
19 you put the sign, on Front Street?

20 MEMBER HAMMES: I'm not -- that's what I'm
21 saying, I don't know why -- the sign's the wrong
22 way.

23 CHAIRMAN FOOTE: Yeah.

24 MEMBER HAMMES: But, I mean --

25 MR. MATSUOKA: Yeah. I mean, we're open to

1 ideas.

2 MR. LOFFREDO: Yes.

3 MEMBER KYRK: Not just a sign that says
4 "Claudio's Parking Full"?

5 MR. LOFFREDO: We do.

6 MEMBER KYRK: Oh, you do that.

7 MR. LOFFREDO: And we do, and Lara just
8 brought that up. And, also, what tends to happen
9 at times is it's kind of like when you're trying
10 to park at a busy parking lot, all of a sudden,
11 somebody gets in their car and pulls out and a
12 spot becomes available, so --

13 MEMBER KYRK: Yeah, yeah, so it's not --

14 MR. LOFFREDO: We do, we do try to manage
15 the process as carefully as we can. What we find
16 that happens, though, is it's always in flux.
17 There might be a group of people leaving. It
18 could be two or three parties that came together,
19 so there's all of a sudden three cars that pull
20 out, and we're telling three people come on in
21 and park your car.

22 So it is, it is a process, but over the two
23 years we've been -- we've had oversight on the
24 property, we can certainly try to manage the
25 process in a much more proactive manner, both

1 with our staff, because they have identification
2 tags they have put in the cars, and we give them
3 very specific areas where they park, and time
4 restraints as to when they can or can't bring
5 their car onto the property. I think what Tora
6 said before is also really valid as well. We're
7 trying to maintain a much tighter grip on the
8 parking on the property

9 MR. MATSUOKA: One of the elements that was
10 really successful this past summer, too, was we
11 segregated the motorcycle parking and the car
12 parking. That cross between them, as a
13 motorcyclist, you know, I feel like I'm
14 constantly in danger by pedestrians and cars.
15 But by segregating them, it really helped kind of
16 organize traffic in and out, flow in and out.

17 CHAIRMAN FOOTE: Are you losing any parking
18 spaces by this new proposed layout?

19 MR. MATSUOKA: No.

20 MR. BROWN: No.

21 CHAIRMAN FOOTE: No?

22 MR. BROWN: It's the same number as
23 previous.

24 MR. MATSUOKA: Yeah. There is potential
25 for us to eliminate additional structures on the

1 property that could potentially give us more
2 parking spaces.

3 CHAIRMAN FOOTE: Okay.

4 MR. MATSUOKA: You know, not ideal for us,
5 but it's a potential.

6 MEMBER COTUGNO: It's still just a needle
7 in a haystack, because you're short so many.

8 CHAIRMAN FOOTE: Yeah.

9 MEMBER COTUGNO: It's so ineffective. So
10 your best bet is the rental of the Village-owned
11 property. To be honest, that's the only way I
12 would even consider this project.

13 MR. MATSUOKA: We've already --

14 MEMBER COTUGNO: It's just too far gone.

15 MR. MATSUOKA: Yep. We've already spoken
16 to trolley companies to see, you know, what it
17 would cost to rent or acquire them, what it would
18 cost to manage that. We've talked to some
19 electric vehicle companies, you know, since these
20 vehicles would be moving a lot throughout the
21 day. And maybe something smaller is better than
22 a trolley, especially because there are some
23 tight turns down Front Street from Main Street,
24 and vice versa, you know, no gas, no emissions,
25 smaller, more agile. So we're -- you know, we're

1 looking into it. If you got a spot, we'll figure
2 it out.

3 MEMBER KYRK: What about The Shady Lady?

4 MR. MATSUOKA: Who's that?

5 MEMBER KYRK: Oh, they have a huge parking
6 lot.

7 MR. BROWN: It's called the Lin now.

8 MR. MATSUOKA: What it called?

9 MEMBER DOUGHERTY-JOHNSON: They are -- I
10 mean, they're an open business.

11 MR. BROWN: I think it's called the Lin.

12 MEMBER HAMMES: The Lin Beach House.

13 MEMBER DOUGHERTY-JOHNSON: The Lin Beach
14 House.

15 CHAIRMAN FOOTE: Lin.

16 MEMBER HAMMES: The Lin Beach House.

17 MR. MATSUOKA: Oh, it's not a person.

18 (Laughter)

19 MEMBER KYRK: Oh, no. I'm sorry. It was
20 a --

21 MEMBER DOUGHERTY-JOHNSON: It used to be
22 called Shady Lady.

23 MEMBER KYRK: I don't know the current name
24 of the establishment.

25 MR. BROWN: It's at the corner of Main

1 Street and the North Road, big white building
2 with a red roof.

3 MR. MATSUOKA: Oh, yeah, yeah, yeah.

4 CHAIRMAN FOOTE: It's not that much
5 parking.

6 MEMBER DOUGHERTY-JOHNSON: No.

7 CHAIRMAN FOOTE: Is it?

8 MR. MATSUOKA: Yeah. I mean, anything,
9 anything helps.

10 CHAIRMAN FOOTE: Yeah.

11 MEMBER COTUGNO: In the past, you allowed
12 people to park in there, even if they're not, you
13 know, a guest of your restaurant, right?

14 MR. MATSUOKA: That's the whole idea. You
15 know, we really feel a responsibility to be, you
16 know, a solution and partner to the Village. You
17 know, there was definitely consideration to limit
18 the parking only to those people who were
19 spending money on our property, but we said, you
20 know, we'd rather allow anybody who's here in
21 Greenport a spot if we got it. So it's open to
22 everybody. It's also available all day long.
23 So, if you chose to hang out in Greenport all
24 day, that parking spot is available to you all
25 day, unlike the parking in the rest of the

1 Village, which I think is limited to three hours.

2 CHAIRMAN FOOTE: Two.

3 MEMBER DOUGHERTY-JOHNSON: No, not all of
4 it, just on the main streets.

5 MR. MATSUOKA: On the main streets.

6 MEMBER DOUGHERTY-JOHNSON: Right.

7 CHAIRMAN FOOTE: Most of it's two. Some of
8 it's only half an hour.

9 MR. MATSUOKA: Yeah. So --

10 MR. LOFFREDO: So we get people who come in
11 and park and they'll stay there the whole day.

12 CHAIRMAN FOOTE: Yeah.

13 MEMBER DOUGHERTY-JOHNSON: But you're
14 charging them, correct?

15 MR. LOFFREDO: It's not by the hour. We
16 don't benefit if they stay the whole day or not.

17 CHAIRMAN FOOTE: Did you speak with
18 Northwell about the possibility of renting their
19 lot during the weekends.

20 MR. MATSUOKA: No. You wouldn't happen to
21 have their phone number, would you?

22 (Laughter)

23 MEMBER COTUGNO: Wait a minute. When they
24 were here for the Planning Board, they said they
25 would keep it open, the parking lot.

1 CHAIRMAN FOOTE: It's the same Architect.

2 MR. MATSUOKA: Same Architect.

3 (Laughter)

4 MR. BROWN: We'll talk.

5 MR. MATSUOKA: Okay, great. Yeah. But
6 that's the idea. You know, in other locales, we
7 rent property from other businesses that might
8 not be open, such as banks, when their lots are
9 closed, to provide valet parking services there.

10 CHAIRMAN FOOTE: Of course, we already --
11 we always like to have free parking when the bank
12 closed down after banking hours, so.

13 MR. MATSUOKA: Yeah, yeah.

14 CHAIRMAN FOOTE: Okay.

15 MR. MATSUOKA: I mean, again, we could
16 utilize it for --

17 MEMBER COTUGNO: Well, that's what
18 Northwell said they were going to do. They were
19 going to allow the general public, when they came
20 before us last month. So if they took it, then
21 they're not going --

22 CHAIRMAN FOOTE: Not if they can get money
23 for it.

24 MEMBER COTUGNO: It's not going to be open
25 to the general public.

1 MR. BROWN: Are there any --

2 MEMBER HAMMES: Have you, have you talked
3 to the school at all?

4 MR. MATSUOKA: No. That's a great idea.

5 MEMBER HAMMES: Particularly given where
6 they are and trying to raise their bond. Any
7 money they can get may be -- I mean, again, I
8 don't know, I don't speak for them, but I could
9 see -- I mean, there's been discussion in the
10 past, and I guess there's insurance issues and
11 stuff like that. But it seems to me a similar
12 idea to what you were talking about on Moores
13 Lane would work --

14 MR. MATSUOKA: Great.

15 CHAIRMAN FOOTE: Yeah.

16 MEMBER HAMMES: -- with the school as well.

17 MR. MATSUOKA: I'll reach out to them.

18 MEMBER HAMMES: So I'd suggest that you can
19 probably see if there's any interest there.

20 MR. MATSUOKA: Yeah. That's a good idea.
21 Thank you.

22 MR. BROWN: Are there any questions about
23 the layouts or renovations?

24 MR. LOFFREDO: Yeah. Did anyone have any
25 questions about the plans themselves?

1 CHAIRMAN FOOTE: Okay.

2 MR. BROWN: Do those happen before a
3 hearing?

4 MR. CONNOLLY: Yes. The Planning
5 Commission, definitely.

6 MEMBER HAMMES: What's the process for the
7 Suffolk County Planning Commissioner?

8 MR. CONNOLLY: They just write a letter to
9 the Planning Commission.

10 MEMBER HAMMES: Okay. And there's a period
11 of time that you wait?

12 MR. CONNOLLY: It's 30 days.

13 ADMINISTRATOR PALLAS: But the HPC is
14 the -- I'm sorry. HPC is the longer term. You
15 need an application, it has to go through the
16 process, the potential for the Historic
17 Preservation Commission to schedule a hearing for
18 this as well, so that is -- yeah.

19 MR. BROWN: Yeah. I understood that that
20 would happen concurrent with the Planning Board.

21 MEMBER HAMMES: I think the -- as I recall
22 from past discussions on this point, you can run
23 it concurrently. But if they require you to
24 change it, we would have to pull our --

25 MR. BROWN: Yeah. You know --

1 MEMBER HAMMES: We would have to keep our
2 public hearing open anyway. So, to some extent,
3 it's oftentimes more efficient to at least get it
4 in there and get that started.

5 MR. BROWN: If I may, if we could try to
6 run it concurrently, because the only aspect that
7 Historic -- the Historic Board would have any
8 input on is the addition of three exterior doors
9 to the existing building. I can't think of
10 anything else that would be in their purview.

11 MEMBER HAMMES: You're not putting any
12 additional awnings out here?

13 MR. BROWN: It's a -- it's a detachable
14 re --

15 MR. LOFFREDO: Retractable.

16 MR. BROWN: Retractable awning.

17 ADMINISTRATOR PALLAS: I would have to talk
18 to the Chair and see if he concurs with that
19 assessment, and the Village Attorney as well,
20 that that's the only aspect. I think that's
21 correct, but I'm not going to say that
22 definitively.

23 CHAIRMAN FOOTE: Well, what is it besides
24 having it run by the Historic Board are we
25 subject to? I'm not sure I follow.

1 MEMBER HAMMES: They have to send a letter
2 to the Suffolk County Planning Board, but they're
3 going send that tomorrow, and then there's a
4 30-day period for them to do anything.

5 MR. CONNOLLY: And, generally, the Planning
6 Commission sends back a letter saying it's a
7 matter of local jurisdiction and they're not, you
8 know --

9 CHAIRMAN FOOTE: I don't understand why
10 we'd have to wait for that letter to be returned.

11 MR. CONNOLLY: Because, if you don't do
12 that and this is approved, and there's an
13 Article 78, however, that challenges the
14 approval, the Village's failure to send that
15 letter to the Suffolk County Planning Commission
16 is reversible error.

17 MEMBER HAMMES: But could we -- could we
18 schedule the public hearing for January?

19 CHAIRMAN FOOTE: Beyond the 30-day period.

20 MEMBER HAMMES: And then hold it open if we
21 needed to, because --

22 MR. CONNOLLY: Oh, yeah, you can do that.

23 MEMBER HAMMES: Yeah.

24 CHAIRMAN FOOTE: Well, that's the idea.

25 MEMBER HAMMES: That's what I would do.

1 CHAIRMAN FOOTE: I seriously -- yeah, I
2 doubt that we're going to have --

3 MR. BROWN: Wouldn't it also be possible
4 to -- if we didn't have a response in time, to
5 approve subject to?

6 CHAIRMAN FOOTE: Well --

7 MEMBER HAMMES: I think we'd probably --
8 well, we can talk about that. We can cross that
9 bridge when we come to it. My personal view is
10 we could probably hold it open. But I don't see
11 any reason, if the rest of the Board is
12 amenable --

13 CHAIRMAN FOOTE: Yeah, and I'm --

14 MEMBER HAMMES: -- to not scheduling it.

15 CHAIRMAN FOOTE: Yeah. And I'm skeptical
16 that one hearing is going to be -- if we schedule
17 it for the --

18 MEMBER HAMMES: January 9th.

19 MS. AURICHIO: The 9th.

20 CHAIRMAN FOOTE: The 9th? That, you know
21 you, we -- you can clearly indicate -- get the
22 feeling from the Board that we're very concerned
23 about resolving this parking issue and as a
24 condition to our approval. And I'm not saying
25 that it will be a condition of our approval, but,

1 at the moment, it is a serious concern, and I'm
2 skeptical that that's something that's going to
3 be bureaucratically resolved by January 9th. So
4 I guess what I'm saying is we can schedule the
5 Planning -- the public hearing for January 9th,
6 but with the understanding it's likely to
7 continue on beyond that, in all likelihood. So
8 unless somebody objects, that's what I propose
9 that we do. Okay? Great. All right. Thanks.

10 MR. BROWN: Thank you very much.

11 MEMBER HAMMES: You need to make a motion.

12 MR. MATSUOKA: Thank you.

13 MR. LOFFREDO: Thank you.

14 CHAIRMAN FOOTE: Huh?

15 MEMBER HAMMES: You need to make a motion.

16 CHAIRMAN FOOTE: I do?

17 MEMBER HAMMES: Yes. Second.

18 CHAIRMAN FOOTE: Okay. I move to schedule
19 it for -- the public hearing for January 9th. Do
20 I have a second?

21 MEMBER HAMMES: Second.

22 CHAIRMAN FOOTE: All those in favor?

23 MEMBER COTUGNO: Aye.

24 MEMBER DOUGHERTY-JOHNSON: Aye.

25 MEMBER HAMMES: Aye.

1 MEMBER KYRK: Aye.

2 CHAIRMAN FOOTE: Carried.

3 Okay. Item No. 7, 230 Main Street.

4 Schedule a Public Hearing for January 9th
5 regarding the application of Northwell Health
6 Services, represented by Architect Robert Brown.
7 The applicant proposes interior renovations to
8 accommodate the new use of medical offices for
9 the property located at 230 Main Street. This
10 Property is located in the Commercial Retail
11 District. This property is also located in the
12 Historic District. Suffolk County Tax Map
13 1001-4.-10-10.1. So --

14 MR. BROWN: Robert Brown, Architect. I'm
15 hoping I can get my name on a chair here.

16 (Laughter)

17 MEMBER KYRK: You could bring your own
18 sign.

19 (Laughter)

20 MR. BROWN: I do have a copy of the site
21 plan review. And a survey was submitted with the
22 application. Apparently, the consultant did not
23 get that. I will make another available, if
24 that's necessary. I'll keep the load
25 calculations and parking.

1 ADMINISTRATOR PALLAS: I apologize. I
2 think you have the old one as well for that.

3 MR. BROWN: Okay.

4 ADMINISTRATOR PALLAS: There's no -- yeah,
5 this is slightly different.

6 MR. BROWN: Yeah. I was wondering what
7 happened all day.

8 ADMINISTRATOR PALLAS: We apology.

9 MR. BROWN: No, no. Thank you. This also
10 states that the applicant -- the consultant did
11 not have a site plan with the existing parking.
12 Again, I will provide another survey, if that's
13 required.

14 I will tell you that -- I hate to sound
15 like a broken record, but the building predates
16 the code, and, technically, no off-street parking
17 is required. There are 18 existing spaces on the
18 property. Based on the usage for physicians,
19 there would be two physicians onsite at any given
20 time, and the code requires five spaces per,
21 which is 10 spaces. There are 18 spaces on the
22 property, so -- and I will make sure that that is
23 clearly documented for the hearing, but I do not
24 believe that that's an issue.

25 And the layout proposed is completely ADA

1 compliant, and meets all egress and code
2 requirements, as it would have had to for the
3 bank originally.

4 CHAIRMAN FOOTE: So did you provide the
5 load calculations, egress pathways?

6 MR. BROWN: Again, I will, you know, spell
7 it out more clearly for the -- for the next
8 iteration, but, you know, I felt it was all there
9 and very clear.

10 CHAIRMAN FOOTE: On the site plan or --

11 MR. BROWN: Well, we did a floor plan and
12 we did a survey -- and we submitted the survey,
13 done by a surveyor, because there are no changes
14 whatsoever to the exterior of the building or the
15 footprint. It's totally an interior renovation.

16 There are two double doors for egress from
17 the building at opposite ends of the building.
18 That's a very straightforward floor plan. All
19 the hallways are ADA compliant.

20 CHAIRMAN FOOTE: I mean, there seem to be a
21 disconnect between what he's apparently provided
22 and what the reviewer commented on, so I don't
23 know what to do.

24 ADMINISTRATOR PALLAS: I mean, I looked
25 through the file myself, and I did discuss it

1 briefly with the Planner. I -- again, for what
2 it's worth, my opinion, if these things are
3 provided on an updated plan, the parking and
4 egress paths are obviously critically important,
5 however minor items to change on the plan. I
6 think the Architect could provide that well in
7 advance of any hearing date.

8 CHAIRMAN FOOTE: Okay.

9 MR. BROWN: Well in advance.

10 CHAIRMAN FOOTE: All right. Thank you.
11 Are we ready to schedule this? We'll also
12 schedule this for the 9th.

13 MS. AURICHIO: Yeah.

14 CHAIRMAN FOOTE: Can I have a second to
15 schedule a public hearing on this applicant for
16 the 9th of January?

17 MEMBER HAMMES: I'll second.

18 CHAIRMAN FOOTE: All those in favor?

19 MEMBER COTUGNO: Aye.

20 MEMBER DOUGHERTY-JOHNSON: Aye.

21 MEMBER HAMMES: Aye.

22 MEMBER KYRK: Aye.

23 CHAIRMAN FOOTE: Okay. So scheduled.

24 Thank you very much.

25 MR. BROWN: Thank you.

1 MEMBER KYRK: Are we likely to have -- are
2 we likely to have a --

3 CHAIRMAN FOOTE: I can't hear you, Reed.

4 MEMBER KYRK: Are we likely to have a lot
5 of people here on the 9th?

6 CHAIRMAN FOOTE: We have a couple of
7 hearings. Yes, you've got to --

8 MEMBER DOUGHERTY-JOHNSON: You have to talk
9 into the mic.

10 MEMBER KYRK: Are we likely to have an
11 awful lot of people there on the 9th with
12 Claudio's being on the docket?

13 CHAIRMAN FOOTE: Yeah, but I think we can
14 manage it.

15 MEMBER KYRK: Okay.

16 CHAIRMAN FOOTE: I think it's -- I think it
17 will be okay. Okay. The --

18 MR. MATSUOKA: Thank you.

19 CHAIRMAN FOOTE: Thank you. Thanks.

20 The next item is Item No. 7. No, no, I
21 think we did that one.

22 So Item No. 8, 420 -- this is the regular
23 session. Item No. 8, 424 Fourth Street. A
24 Public Hearing regarding site plan approval for
25 the application of the Miller Family 2012

1 Irrevocable Trust, represented by Attorney
2 Patricia Moore. The applicant proposes the
3 addition of two new rooms, for a total of 5
4 rooms, in the Bed & Breakfast located at
5 424 Fourth Street. This Property is located in
6 the R-2 (One and Two-Family) District. This
7 property is not located -- is not located in the
8 Historic District. Suffolk County Tax Map
9 1001-6.-6-18.1.

10 It's been brought to my attention that the
11 sign notices were not properly posted in time, so
12 we cannot have a public hearing on this matter at
13 this time. So we will -- we'll move that to also
14 January 9th. Okay? Thank you. Do I need a
15 second on that? Can I have a second on that
16 rescheduling?

17 MEMBER HAMMES: Second.

18 CHAIRMAN FOOTE: All those in favor?

19 MEMBER COTUGNO: Aye.

20 MEMBER DOUGHERTY-JOHNSON: Aye.

21 MEMBER KYRK: Aye.

22 MEMBER HAMMES: Aye.

23 CHAIRMAN FOOTE: Okay. So revised.

24 Thank you.

25 Item No. 9, 415 Kaplan Avenue. A Public

1 Hearing regarding a site plan approval for the
2 application of 415 Kaplan Avenue Greenport Inc.,
3 represented by Owner James Olinkiewicz. The
4 applicant proposes the construction of a
5 two-family dwelling for the property located at
6 415 Kaplan Avenue. This property is located in
7 the R-2 (One and Two-Family) District. This
8 property is not located in the Historic District.
9 This property also requires a use variance.
10 Suffolk County Tax Map 1001-4.-1-6.

11 Would anybody like -- oh.

12 MR. OLINKIEWICZ: Yep. James Olinkiewicz,
13 415 Kaplan Avenue.

14 CHAIRMAN FOOTE: Okay.

15 MR. OLINKIEWICZ: I'm a contract vendee,
16 I'm not the owner yet. The owner has given me
17 the right to go in front before we would close on
18 the property.

19 CHAIRMAN FOOTE: Okay.

20 MR. OLINKIEWICZ: So the property was the
21 old Peggy Richards property, where a two-family
22 house had burned down. It had been bulldozed by
23 the Village. It's been -- sat and been up for
24 sale for a while. And so we want to build a new
25 two-family back where there was a two-family on

1 the existing lot. It's been in the Village
2 forever.

3 So we had -- we had put in the back of the
4 plan parking for six spots. I did not realize
5 that in the Village Code, Section 150-16(C), as I
6 got in the notice, that if there's more than five
7 spots, I have to do some screening. I can either
8 knock it down to five spots, or I could put a
9 fence up to block the neighbor. I own other
10 properties on the other side of the -- of the
11 proposed lot to build a two-family.

12 So that's pretty much it. So we're --

13 CHAIRMAN FOOTE: So if you have those two
14 choices, what do you propose doing?

15 MR. OLINKIEWICZ: I would probably put a
16 fence up for privacy for the neighbors, even if
17 there was five spots back there, if we were going
18 to -- you know, we put the extra spots. I'm only
19 required to have three.

20 CHAIRMAN FOOTE: Right.

21 MR. OLINKIEWICZ: I was going to put a
22 couple of extra spots to help alleviate some of
23 the parking --

24 CHAIRMAN FOOTE: Right.

25 MR. OLINKIEWICZ: -- off of Fifth from

1 Kaplan, which only has like two spaces in the
2 back, or three spaces in the back, from when we
3 did that original building about seven years ago.

4 So I would -- I would probably put the
5 fence up just to the neighbor that adjoin -- is
6 adjoining to me, which is another two-family
7 rental house. So you have my Kaplan Avenue, 411,
8 which is a two-family, this that had been a
9 two-family, and the adjoining house next to it,
10 which is an existing two-family. So we're not
11 really changing the demographics of the
12 neighborhood by putting another two-family there
13 and just adding the parking in the back. But a
14 fence would, you know, help alleviate maybe
15 headlights into the -- into the neighbor's
16 property, even though it's way in the back and
17 it's -- the parking lot abuts their three-car
18 garage. So they're only going to pull in and
19 shine the lights on the side of the garage.

20 CHAIRMAN FOOTE: So if you were going to --
21 I thought the idea behind your having extra
22 parking spaces was to help your other property.

23 MR. OLINKIEWICZ: Correct.

24 CHAIRMAN FOOTE: Okay. So would the fence
25 inhibit that, or --

1 MR. OLINKIEWICZ: No.

2 CHAIRMAN FOOTE: No.

3 MR. OLINKIEWICZ: The fence would be down
4 on the neighbor's --

5 CHAIRMAN FOOTE: I see.

6 MR. OLINKIEWICZ: Would block the neighbor
7 to the right.

8 CHAIRMAN FOOTE: Okay, I got it.

9 MR. OLINKIEWICZ: My side, it doesn't
10 really matter.

11 CHAIRMAN FOOTE: Okay.

12 MR. OLINKIEWICZ: So just allowed a little
13 bit more parking off the street there. And
14 that's a -- not a narrow, narrow road, but it's a
15 road that if you took a couple of cars off, it
16 would make it a little bit easier for people to
17 drive down.

18 CHAIRMAN FOOTE: Okay.

19 MR. CONNOLLY: Was there a C of O for
20 415 Kaplan that showed it as a two-family?

21 MR. OLINKIEWICZ: They're in -- the Village
22 has it under -- if you pull into their
23 original -- I don't remember. It was like 1970
24 that they had the books that have all the
25 photographs and everything, that it was a

1 two-family house there. And, in fact, the
2 Richards had a tenant in there of the apartment
3 when the place caught fire.

4 CHAIRMAN FOOTE: Okay. Does anybody --

5 MEMBER DOUGHERTY-JOHNSON: There's an
6 audience member who wants to talk, it looks like.

7 CHAIRMAN FOOTE: Okay.

8 MEMBER DOUGHERTY-JOHNSON: Yes.

9 CHAIRMAN FOOTE: Okay.

10 MR. OLINKIEWICZ: Any questions from the
11 Board or --

12 CHAIRMAN FOOTE: Not at this time. But
13 it's a public hearing, so we'll let the public
14 speak.

15 MR. OLINKIEWICZ: Right. No problem, I'll
16 come back.

17 CHAIRMAN FOOTE: But we may have --
18 something may come up. Yeah, don't leave. Yes,
19 she's going to speak first.

20 MS. SOLOMON: I can come up?

21 CHAIRMAN FOOTE: You go ahead, sure. And
22 just please announce your name and address.

23 MS. SOLOMON: Okay. My name is Connie
24 Solomon, and I'm at 422 Kaplan Avenue. Also,
25 speaking on behalf of my Mom. My mother lives

1 there. We got the property in 1975. And also
2 Valrose Swann for 18 Kaplan Avenue, that's my
3 neighbor.

4 Kaplan Avenue has probably got to be one of
5 the narrowest, shortest streets in the Village.
6 Any given time, we've got five, six, seven cars
7 parked, sometimes a boat. I was told it's okay
8 for someone to park their boat on the avenue, I
9 mean, on the street, even if they don't live
10 there.

11 So to you, yes, we need much affordable
12 housing and things like that. I just don't know
13 where -- where are they going to park? How are
14 they going to get back to that back spot? How
15 would they be able to -- where would they park,
16 and how would they enter their --

17 MR. OLINKIEWICZ: They would enter --

18 MS. SOLOMON: How would get to their
19 parking spaces?

20 MR. OLINKIEWICZ: They would enter between
21 Kaplan Market, which I own, and the new building.
22 We were going to put a 15-foot driveway going all
23 the way back to the parking area.

24 MS. SOLOMON: Because that should have been
25 a parking area that there before -- I mean, the

1 Kaplan store, the old Kaplan store.

2 MR. OLINKIEWICZ: Right.

3 MS. SOLOMON: I thought, you know, that
4 they had -- they were supposed to park in the
5 back as well.

6 MR. OLINKIEWICZ: There is parking in the
7 back that's already used, but we were only
8 required --

9 MS. SOLOMON: Right.

10 MR. OLINKIEWICZ: -- three parcels, three
11 spots at that time, because actually, in fact,
12 we're only responsible for three on this
13 application. We're putting more to help
14 facilitate some of the overflow that --

15 MS. SOLOMON: Right.

16 MR. OLINKIEWICZ: Whether it's my tenants,
17 or whether it's Corwin's tenants, or whoever,
18 it's --

19 MS. SOLOMON: Exactly. I mean, it's -- you
20 know, like I said, on any given day, and I
21 understand the occupants in the Kaplan store, you
22 know, they got young people and teenagers. But,
23 at any given point, it's about four cars there,
24 so much so, that even today, when I'm trying to
25 back out of my apartment -- I mean, my driveway,

1 I can't even get out all the way, because, you
2 know, someone's parked right, right across. It's
3 just so narrow.

4 My mom, she's a senior, and Valrose Swann,
5 they try to -- we try to back their cars in now
6 so that they can drive out, you know, and be able
7 to see, or to get out, to make that little short
8 turn, or something like that.

9 I've never known the property that you're
10 referring to to ever be a two-family home, and my
11 family has been there since 1975. The Watkins,
12 that was not a two-family dwelling, and neither
13 is the one further down, is not a two-family
14 dwelling. I know that that's recently been zoned
15 as such.

16 But, again, with the boat and the cars, and
17 the extra parking and stuff, it's just -- you
18 know, the infrastructure is total -- anyway,
19 we've never had new sidewalks or anything. We
20 didn't have sidewalks on the -- you know, on the
21 east side of the whatchacallit, and big old pot
22 hole, and what they just dug and put underground,
23 no one says anything.

24 But it's just -- we've never -- we're
25 taxpayers and we've never got an answer, never

1 got any information about, you know, the
2 lifespan, maybe, of the roads, the structures,
3 the -- you know, we know it's a dumping ground
4 down at the bottom there. I don't know if
5 there'd ever be a SEQRA review, or what have you,
6 environmental, but it's just -- it's desolate and
7 it just looks like a -- you know, just from the
8 old days. You might want to do something on the
9 infrastructure as well. Thank you.

10 CHAIRMAN FOOTE: Thank you. Yes, please.

11 MS. SEMLER: Hi. My name is Vickie Semler,
12 and I own the property at 516 Madison Avenue. So
13 the backyard, my backyard shares a common
14 boundary with the property that you're talking
15 about.

16 And I have two concerns. One is when I
17 moved here in '79, on the right side, which is a
18 very nice house, but the backyard was a small
19 garden and was lovely. And the property that is
20 now under consideration had a large vegetable and
21 flower garden, and so it was a wonderful space,
22 and it was part of the community. I mean, my
23 neighbors on the other side also had a garden and
24 I planted a garden.

25 And I understand change happens. But when

1 the house next door, on my right, which is a
2 lovely house, but there are five -- five parking
3 spaces allocated to that house for a two-family.
4 And it's a small backyard, and so all those cars,
5 they face me, there is no other space, it's as
6 much space as they can get in.

7 And my concern, also, is that the nature of
8 the whole neighborhood changes when you end up
9 with parking lots in your backyard. And it's
10 just -- it's an added congestion. I understand
11 that it probably makes renting there, if you can
12 have six cars, instead of five, or instead of
13 whatever.

14 But I do think that the Village really
15 needs to look at the kind of changes that are
16 taking place in that neighborhood, when you end
17 up with houses that have essentially parking lots
18 in the backyard. And that has to do with just
19 the nature of the change, but I would really like
20 that taken into consideration. Thank you.

21 CHAIRMAN FOOTE: Thank you.

22 MR. OLINKIEWICZ: I just would like to
23 address that for one second. So on -- James
24 Olinkiewicz again. On 510 Madison, which is the
25 house adjacent to yours, when I came to build it

1 with the Village, the Village requested that
2 you're not allowed to park in front of your house
3 in the Village. You can park alongside your
4 house, or you can park behind your house, but
5 we're not allowed to make parking in front of the
6 house. So in front of your porch and everything
7 else, you're not supposed to do that under --
8 that's what I was told under Village Code, so it
9 was always to design that parking was not in
10 front of house.

11 So it's much easier for me to leave five
12 spots or four spots. There's a 30-foot setback
13 on the house. We could put spots right in the
14 front, and the whole backyard would be left to
15 nature and everybody would enjoy it. But under
16 the Village Code, you can't park in front of the
17 house.

18 CHAIRMAN FOOTE: You mean on the front
19 yard.

20 MR. OLINKIEWICZ: In the front yard.

21 CHAIRMAN FOOTE: Yeah.

22 MR. OLINKIEWICZ: You can't park in the
23 front.

24 CHAIRMAN FOOTE: You don't mean on the
25 street.

1 MR. OLINKIEWICZ: You have to park to the
2 side of your house, and have a driveway down the
3 side, or additional parking in the rear. So just
4 as a -- that's how come that was done. I would
5 gladly have put it in the front.

6 MS. KIEL: Good evening. My name is JoAnn
7 Kiel. I'm the owner of 415 Kaplan Avenue. I am
8 in the process of going into contract with James
9 Olinkiewicz.

10 In -- I previously -- my husband's a
11 builder, and we actually had plans to put a
12 two-family on there, similar, although our
13 budgets probably are -- probably were a little
14 different and -- but we planned on putting a
15 two-family there as well. I feel that it does
16 fit well within the neighborhood of, you know,
17 what his plan does look like. So I just feel
18 that that was comfortable for us to do the same
19 thing.

20 As far as the parking, I do go down that
21 street daily. I live on Fifth Avenue, so that
22 Kaplan Avenue is an extension of that street.
23 And when someone said there was a boat there,
24 there was another trailer there, they're allowed
25 to park on the street, as long as they are

1 registered. So you can't take them off the
2 street, but you can give them parking spaces.

3 And I think what Mr. Olinkiewicz is trying
4 to do here is try to give them the best that they
5 can to, you know, take the stress off the street.
6 I honestly feel when he, you know, offered the
7 six parking spots, I don't feel -- and put them
8 in the back of the home, I felt that that was
9 good, it was adequate.

10 The -- when I drive past there or try to
11 get to that lot, when they were doing work on
12 that lot itself during the four years that I have
13 owned it, it has -- we weren't even able to drive
14 on the lot, because the cars were parked in front
15 of it. It's 52 feet wide, and the cars just take
16 it over from Kaplan Market. I'm not so sure if
17 one of them might be from the other two-family
18 that is owned there as well. So I do -- I'm fine
19 with the six parking spots, but if you would
20 allow the five, I think that's fantastic.

21 The parking in front of -- in front of the
22 house would certainly take away from what our --
23 you know, our community is supposed to look like,
24 our homes are supposed to look like. It would be
25 beautiful and not commercialized if it didn't

1 have the parking in front. So I believe the
2 parking in back is probably the best place
3 for it.

4 As far as parking, possibly where it might
5 have been an obstruction to someone, someone
6 else, and maybe a fence could go there so she
7 might not see the parking, although I don't feel
8 the parking's going to be that far back for you.
9 But I do feel if fence would be extended down,
10 maybe that might be another solution. Had lots
11 of solutions. We've thought about this for years
12 for our own -- with our own ideas. So those are
13 a few of them.

14 I think that's pretty much what I have to
15 say, but thank you.

16 CHAIRMAN FOOTE: So, I'm sorry, you're the
17 current owner of that property?

18 MS. KIEL: That's correct.

19 CHAIRMAN FOOTE: Okay. So there is a
20 little bit of a dispute about whether or not it's
21 a -- it was a two-family before. Was it a
22 two-family?

23 MS. KIEL: Do you know, honestly, before --
24 I don't really know that answer. I do have that
25 paperwork at home, so I do not know as of right

1 now, but I certainly can email that to you
2 tomorrow -- tonight, when I get home. So I don't
3 have a problem, but I have that paper, I mean,
4 it's in my folder.

5 CHAIRMAN FOOTE: Okay. Thank you.

6 MS. KIEL: So I can certainly find that
7 information out.

8 MS. SOLOMON: Can I just ask another
9 question?

10 MS. KIEL: But I do know it is an R-2 Zone.
11 So, I mean, that's --

12 CHAIRMAN FOOTE: Right.

13 MS. KIEL: -- always been a given. And it
14 is a large lot, you know. Most of the lots here
15 that we've had, they're 50, 227 square feet.
16 This is over 11,000 square feet. It's doable for
17 what he's putting on there.

18 Mr. Olinkiewicz and I have gone up against
19 the Boards previously, mostly subdivisions, and
20 I'm glad to see that that this is not a
21 subdivision. This is one of the ones that I
22 actually think that I like of his. That I do
23 like, I'm not saying I think I like, but I do
24 like.

25 (Laughter)

1 MS. KIEL: I'm very surprised at myself, so
2 bear with me, because it was definitely a
3 turnaround for me. So I don't think it's a bad
4 house for the area. I think it will fit in very
5 well for what he has.

6 CHAIRMAN FOOTE: Okay.

7 MS. KIEL: Thank you.

8 CHAIRMAN FOOTE: Thank you. Do you want to
9 come up?

10 MS. SOLOMON: Just -- oh, okay. Connie
11 Solomon, Kaplan Avenue, 422.

12 I had not heard about the -- didn't know
13 about not being able to park in front of your
14 home, and that's being Village Code, or what have
15 you. If so, how is that enforced? Because,
16 obviously, the Kaplan store, they have -- they
17 have a lot -- all of that space there in front of
18 the house.

19 CHAIRMAN FOOTE: I think what it means is
20 you can't park on the yard of your house, but you
21 can park on the street in front of your house.

22 MS. SOLOMON: Right.

23 CHAIRMAN FOOTE: But you can't park on the
24 front yard. That was --

25 MS. SOLOMON: Front yard.

1 CHAIRMAN FOOTE: Yeah.

2 MS. SOLOMON: Okay.

3 CHAIRMAN FOOTE: I think that's what they
4 meant.

5 MS. SOLOMON: Okay.

6 CHAIRMAN FOOTE: Right? Okay, thanks.
7 Anybody else like to speak from the public on
8 this matter?

9 (No Response)

10 CHAIRMAN FOOTE: Okay. We have to keep
11 this public hearing open, and because of the --
12 and going in front of the Zoning Board, correct?

13 ADMINISTRATOR PALLAS: Yes, it is going in
14 front of the Zoning Board.

15 CHAIRMAN FOOTE: Okay. So the public
16 hearing is going to remain open until the next
17 hearing date, January 5th -- or January 9th,
18 rather.

19 MR. CONNOLLY: It would probably have to
20 stay open until the Zoning Board acts on it.

21 CHAIRMAN FOOTE: Right. Okay.

22 MR. CONNOLLY: So you might want to put
23 the --

24 CHAIRMAN FOOTE: Okay. So it's going to
25 stay open until there is an action taken by the

1 Zoning Board. At that time, we'll decide when to
2 close it. Do I need a second on that, or can I
3 just move on?

4 ADMINISTRATOR PALLAS: (Shook head no)

5 CHAIRMAN FOOTE: Okay, good.

6 Item No. 10, this is my favorite, motion to
7 adjourn. Do I have a second?

8 MEMBER COTUGNO: Second.

9 MEMBER HAMMES: Second.

10 CHAIRMAN FOOTE: Okay. All those in favor?

11 MEMBER COTUGNO: Aye.

12 MEMBER DOUGHERTY-JOHNSON: Aye.

13 MEMBER KYRK: Aye.

14 MEMBER HAMMES: Aye.

15 CHAIRMAN FOOTE: Aye. Hearing adjourned.

16 (Time Noted: 5:22 p.m.)

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